LOT 10 & N1/2 OF LOT 11
IN OR 1897/1147
OAK GROVE PLACE PB 3/2

VACCA BRUCE E & LINDA L
10455 SPINDRIFT LN
JACKSONVILLE, FL 32257

2026

00-00-31-1480-0010-0000

BUILDING CHARACTERISTICS

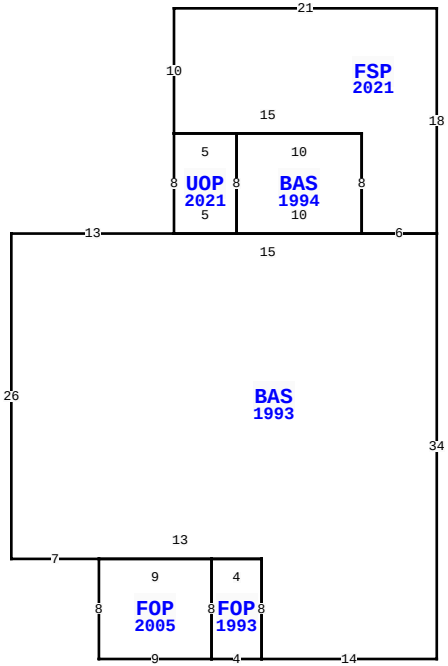
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	1993	996	90,899
BAS	80	100	1994	80	7,301
FOP	32	30	1993	10	913
FOP	72	30	2005	22	2,008
FSP	258	40	2021	103	9,400
UOP	40	20	2021	8	730
TOTALS	1,478			1,219	111,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	112.1480	117.76	143,549	1943	1995	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 0 Heated Area: 1076 HX Base Yr



95 OAK GROVE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	
4	1244	WD DECK EX	0	0	3	4	15.00	SF	18.50	18.50	100	2005	2005	3	32	89	
5	1244	WD DECK EX	0	0	7	4	28.00	SF	18.50	18.50	100	2005	2005	3	32	166	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	111,250
TOTAL MARKET OB/XF VALUE	995
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	462,245
SOH/AGL Deduction	126,286
ASSESSED VALUE	335,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,959
TOTAL JUST VALUE	462,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200201	SCRN ENCLO	13,585	04/24/2020
20091057	WOOD FENCE	1,580	08/12/2009
20051424	EXTEND PORCH	10,000	03/18/2005
8209	BACK ADDITION	7,500	03/18/1994
7078	REPAIR/RRF	300	06/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/1147	1/08/2014	WD	Q	I	02	153,500
GRANTOR: BEMBRY SARA RUTH DAW						
GRANTEE: VACCA BRUCE E & LIN						
1213/0173	3/05/2004	WD	Q	I		129,500
GRANTOR: BAILEY MIRIAM M LIVIN						
GRANTEE: BEMBRY SARA RUTH DA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 UOP=[YR=2021] S8 BAS=[YR=1993] W13 S26 E7 FOP=[YR=2005] S8 E9 FOP=[YR=1993] E4 N8 W4 S8 $ N8 W9 $ E13 S8 E14 N34 W6 BAS=[YR=1994] N8 W10 S8 E10$ W15$ E5 N8 W5$ E15 S8 E6 N18$.

LAND DESCRIPTION

TOTAL OB/XF 995

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	R-2	70.00	120.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	RES	0	0006	R-2	35.00	75.00	1.00	LT		1.00	1.00	0.75	200,000.00	150,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS