LOT 12 & S1/2 OF LOT 11 &
W1/2 OF 13
PT OR 2128/1039

DUNCAN MARSHALL BRUCE & MICHELE A
P O BOX 773
FERNANDINA BEACH, FL 32035

2026

00-00-31-1480-0012-0000

BUILDING CHARACTERISTICS

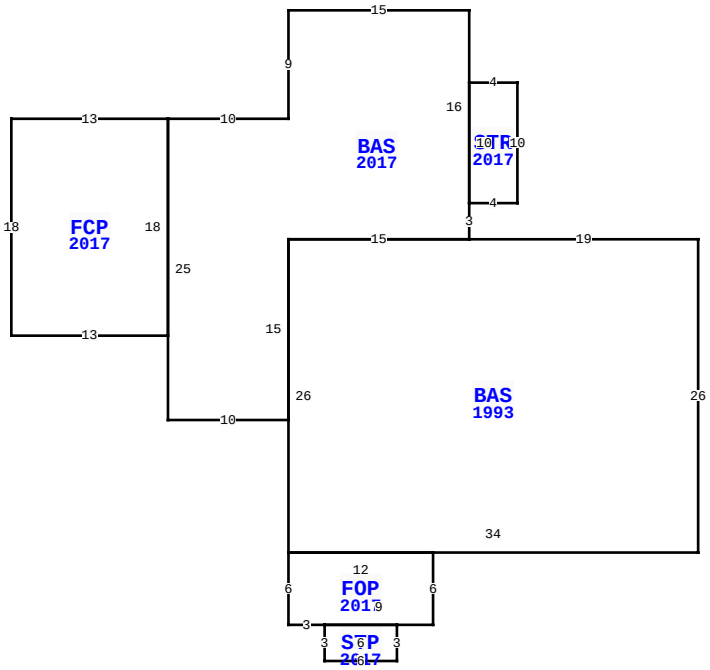
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	884	100	1993	884	124,413
BAS	535	100	2017	535	75,295
FCP	234	25	2017	58	8,163
FOP	72	30	2017	22	3,096
STP	18	10	2017	2	282
STR	40	10	2017	4	563
TOTALS	1,783			1,505	211,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,505	115.0560	159.93	240,695	1943	2000	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2018 Heated Area: 1419 HX Base Yr 2018



93 OAK GROVE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	299,688
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	699,688
SOH/AGL Deduction	367,983
ASSESSED VALUE	331,705
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	280,294
TOTAL JUST VALUE	699,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	686,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160864	CO ISSUED	0	02/23/2017
20170164	REMODEL	79,478	01/18/2017
20170166	GARAGE	13,255	01/18/2017
20163348	DEMO FGR	3,000	12/07/2016
20160864	NEW CONSTR	0	03/01/2016
20140068	REPLACE DECK	4,500	01/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1039	6/16/2017	QC	U	I	11	10,000
GRANTOR: DUNCAN M BRUCE & MICH						
GRANTEE: DUNCAN MARSHALL BRU						
2128/1037	6/16/2017	SW	U	I	11	100
GRANTOR: FITZGERALD JOAN						
GRANTEE: DUNCAN M BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2017] N3 STR=[YR=2017] E4 N10 W4 S10$ N16 W15 S9 W10 FCP=[YR=2017] W13 S18 E13 N18 $ S25 E10 N15 E15$ W15 S26 FOP=[YR=2017] S6 E3 STP=[YR=2017] S3 E6 N3 W6$ E9 N6 W12$ E34 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	R-2	66.00	125.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	RES	100	0006	R-2	35.00	75.00	1.00	LT		1.00	1.00	0.50	200,000.00	100,000.00	100,000							
3	000100	C	RES	100	0006	R-2	30.00	103.00	1.00	LT		1.00	1.00	0.50	200,000.00	100,000.00	100,000							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS

LOT 12 & S1/2 OF LOT 11 &
W1/2 OF 13
PT OR 2128/1039

DUNCAN MARSHALL BRUCE & MICHELE A
P O BOX 773
FERNANDINA BEACH, FL 32035

2026

00-00-31-1480-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

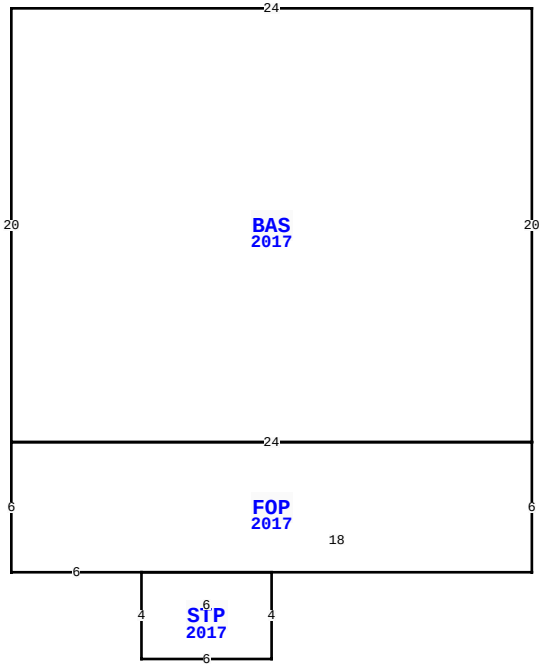
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2017	480	70,620
FOP	144	30	2017	43	6,327
STP	24	10	2017	2	294
TOTALS	648			525	77,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	525	145.2000	152.46	80,042	2017	2017	0	0	0	3.50	96.50

2 SINGLE FAM 0% - 2018 Heated Area: 480 HX Base Yr 2018



93 OAK GROVE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		299,688
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		699,688
SOH/AGL Deduction		367,983
ASSESSED VALUE		331,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,294
TOTAL JUST VALUE		699,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034086	REPLACE WEATHER H	0	11/03/2003
20012569	REPIPE TO EXST.FI	0	11/29/2001
20012351	RERUN SEWER LINE	0	10/25/2001
8230	REPAIR/RRF	1,300	03/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1039	6/16/2017	QC	U	I	11	10,000
GRANTOR: DUNCAN M BRUCE & MICH						
GRANTEE: DUNCAN MARSHALL BRU						
2128/1037	6/16/2017	SW	U	I	11	100
GRANTOR: FITZGERALD JOAN						
GRANTEE: DUNCAN M BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S20 FOP=[YR=2017] S6 E6 STP=[YR=2017] S4 E6 N4 W6$ E18 N6 W24$ E24 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS

LOT 12 & S1/2 OF LOT 11 &
W1/2 OF 13
PT OR 2128/1039

DUNCAN MARSHALL BRUCE & MICHELE A
P O BOX 773
FERNANDINA BEACH, FL 32035

2026

00-00-31-1480-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

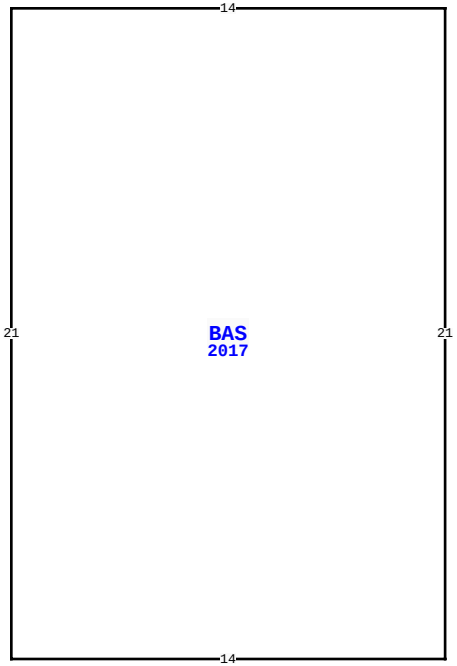
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100	2017	294	10,635
TOTALS	294			294	10,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	294	100.8150	39.32	11,560	2017	2017	0	0	0	8.00	92.00

3 GARAGE RES 100% - 2018 Heated Area: 294 HX Base Yr 2018



93 OAK GROVE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		299,688
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		699,688
SOH/AGL Deduction		367,983
ASSESSED VALUE		331,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,294
TOTAL JUST VALUE		699,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1039	6/16/2017	QC	U	I	11	10,000
GRANTOR: DUNCAN M BRUCE & MICH						
GRANTEE: DUNCAN MARSHALL BRU						
2128/1037	6/16/2017	SW	U	I	11	100
GRANTOR: FITZGERALD JOAN						
GRANTEE: DUNCAN M BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S21 E14 N21$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS