

SPENCE JOHN D & TERESA C
309 S 16TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150C-0005-0190

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1412

CARPET 80
HARDWOOD 20

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4100
2100

WOOD FRAME 100

Stories
Units

1.00

1.100
0100

BUD8 Adjustme
Occupancy

0200

DIST FB 100
NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1011.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,374

100

1993

1,374

146,699

BAS

504

100

2000

504

53,811

BAS

104

100

2023

104

11,104

FOP

126

30

2023

38

4,057

FSP

266

40

1993

106

11,317

UCP

221

20

1993

44

4,697

UST

65

45

1993

29

3,096

TOTALS

2,660

2,199

234,781

EXTRA FEATURES

309 S 16TH ST, FERNANDINA BEACH

L N

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

0100

0

0

1.00

UT

3,500.00

3,500.00

100

1970

1970

3

30

1,050

4

0940

SHEDS/PORT

0100

10

14

140.00

SF

30.00

30.00

100

2000

2000

3

20

840

6

0940

SHEDS/PORT

0100

16

20

320.00

SF

30.00

30.00

100

2014

2014

3

55

5,280

LAND DESCRIPTION

TOTAL OB/XF

7,170

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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-1

87.00

153.00

87.00

FF

1.00

1.00

1.00

2,450.00

2,450.00

213,150

REVIEW DATE

07/07/2023

BY

TW

Total Acres:

0.00

Total Land Value:

213,150

Market:

0

Agricultural:

0

Common:

213,150

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

0100012,199118.5800124.51273,797195219960014.2585.75

1 SINGLE FAM 100% - 1993Heated Area: 1982HX Base Yr 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

234,7817,170213,150455,101298,463156,63851,411105,227455,1010428,871

PERMIT NUMDESCRIPTIONAMTISSUED

20211741ADDITION003/01/2022

2014238516X20SHED7,20011/07/2014

20100642REMODEL4,20104/22/2010

19984735ADDITION18,00012/30/1998

8324ADDITION2,03805/16/1994

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1993/03806/09/2015QC U I I11100

GRANTOR: SPENCE JOHN D & TERES

GRANTEE: SPENCE JOHN D & TER

0885/09786/02/1999WD Q I I01100

GRANTOR: SPENCE JOHN D & TERES

GRANTEE: SPENCE JOHN D & TER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-19,14] W5 S15 W5 W28 S26 E23 E13 N13 E8 N15 E13 N13 W19 \$
BAS=[YR=2000;ORIG=-29,29] N18 W28 S18 E28 \$
FSP=[YR=1993;ORIG=0,0] W19 S14 E19 N14 \$
UCP=[YR=1993;ORIG=-13,42] S7 E13 N17 W13 S10 \$
FOP=[YR=2023;ORIG=-34,55] E13 E8 S6 W21 N6 \$
BAS=[YR=2023;ORIG=-21,42] E8 S13 W8 N13 \$
UST=[YR=1993;ORIG=0,32] N5 W13 S5 E13 \$
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