LOT 67
LONG POINT #1 PB 5/85-89

SPENCE JEFFREY C & DARLENE S
20 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

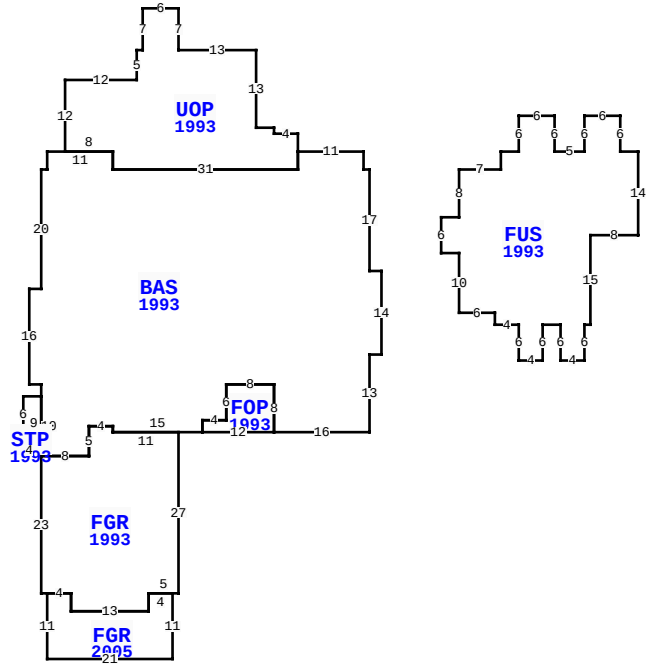
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	1993	2,502	486,561
FGR	632	55	1993	348	67,675
FGR	192	55	2005	106	20,614
FOP	72	30	1993	22	4,279
FUS	855	100	1993	855	166,271
STP	30	10	1993	3	584
UOP	643	20	1993	129	25,086
TOTALS	4,926			3,965	771,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,965	133.8876	222.25	881,221	1993	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2022 Heated Area: 3357 HX Base Yr 2022



20 SALT MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		771,068
TOTAL MARKET OB/XF VALUE		2,693
TOTAL LAND VALUE - MARKET		850,000
TOTAL MARKET VALUE		1,623,761
SOH/AGL Deduction		499,899
ASSESSED VALUE		1,123,862
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,072,451
TOTAL JUST VALUE		1,623,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,607,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11293	REPAIR/RRF	13,588	05/01/2008
R07355	REPAIR/RRF	500	03/01/2005
8370	NEW CONSTR	238,460	09/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2349/1774	3/23/2020	WD	Q	I	01	1,137,500
GRANTOR: CLOWER MICHAEL & SAND						
GRANTEE: SPENCE JEFFREY C &						
1380/1480	1/11/2006	QC	Q	I	01	100
GRANTOR: CLOWER MICHAEL						
GRANTEE: CLOWER MICHAEL & SA						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
3	1126	CB/STC 8"	0	100	0	0	180.00	SF	8.00	8.00	100	1993	1993	3	62	893	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N3 W11 UOP=[YR=1993] N3 W4 N1 W3 N13 W13 N7 W6 S7 W1 S5 W12 S12 E8 S3 E31 N3 $ S3 W31 N3 W11 S3 W1 S20 W2 S16 E2 S2 STP=[YR=1993] W3 S6 W1 S3 E4 N9 $ S10 FGR=[YR=1993] S23 E1 FGR=[YR=2005] S11 E21 N11 W4 S3 W13 N3 W4 $ E4 S3 E13 N3 E5 N27 W11 N1W4 S5 W8$ E8 N5 E4 S1 E15 FOP=[YR=1993] E12 N8 W8 S6W4 S2$ N2 E4 N6 E8 S8 E16 N13 E2 N14 W2 N17$ PTR=E15 FUS=[YR=1993] E7 N3 E3 N6 E6 S6 E5 N6 E6 S6 E3 S14 W8 S15 W1 S6 W4 N6 W3 S6 W4 N6 W4 N2 W6 N10W3 N6 E3 N8$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,693

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/09/2026 BY SYS