

LOT 1
IN OR 767/1651
OCEAN WALK PB 5/373

CASE TIMOTHY J
4901 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,422	100
FGR	693	55
FOP	39	30
FOP	244	30
PTO	101	5
TOTALS	3,499	2,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,893	138.4733	164.44	475,725	1996	1996	0	0	12.50	87.50
1 SNGL FAM - 100% - 1997 Heated Area: 2422 HX Base Yr 1997											
TOTALS	3,499	2,893	416,259								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				416,259		
TOTAL MARKET OB/XF VALUE				8,703		
TOTAL LAND VALUE - MARKET				250,000		
TOTAL MARKET VALUE				674,962		
SOH/AGL Deduction				434,010		
ASSESSED VALUE				240,952		
TOTAL EXEMPTION VALUE		HX HB WR		55,000		
BASE TAXABLE VALUE				185,952		
TOTAL JUST VALUE				674,962		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				585,489		

EXTRA FEATURES							4901 SPANISH OAKS CIR, FERNANDINA BEACH					INC DATE		AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,646.00	SF	4.00	4.00	100	1996	1996	3	73	4,806	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	1996	1996	3	73	883	
4	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	1996	1996	3	73	214	