LOT 3
IN OR 2179/481
OCEAN WALK PB 5/373

MARTINEZ PAUL JR & LILY A L/E/
4909 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0003-0000

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 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

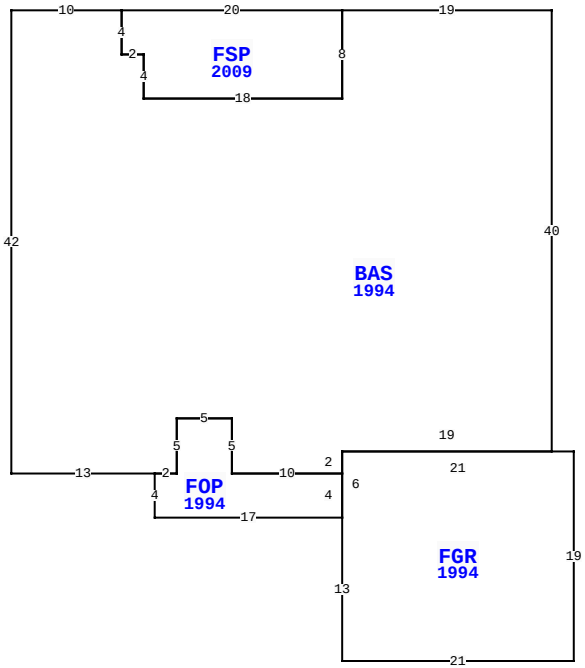
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	286,818
FGR	399	55	219	34,082
FOP	93	30	28	4,358
FSP	152	40	61	9,494
TOTALS	2,487		2,151	334,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,151	152.3861	180.96	389,245	1994	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2018 Heated Area: 1843 HX Base Yr 2018



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

4909 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		334,751
TOTAL MARKET OB/XF VALUE		10,016
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		594,767
SOH/AGL Deduction		221,545
ASSESSED VALUE		373,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,222
TOTAL JUST VALUE		594,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941085	NEW CONSTR	78,931	06/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2179/0481	2/22/2018	WD	U	I	11	100
GRANTOR: MARTINEZ PAUL JR & LI						
GRANTEE: MARTINEZ PAUL JR &						
2107/0230	3/15/2017	WD	Q	I	01	349,000
GRANTOR: BECKSTEAD CHARLES M &						
GRANTEE: MARTINEZ PAUL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 FSP=[YR=2009] W20 S4 E2 S4 E18 N8 $ S8 W18 N4 W2 N4 W10 S42 E13 FOP=[YR=1994] S4 E17 FGR=[YR=1994] S13 E21 N19 W21 S6 $ N4 W10 N5 W5 S5 W2 $ E2 N5 E5 S5 E10 N2 E19 N40 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0810	CONCRETE A	0	100	0	0	1,450.00	SF	6.50	6.50	100	1994	1994	3	70	6,598	
3	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1994	1994	3	70	723	

LAND DESCRIPTION

TOTAL OB/XF 10,016

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS