

LOT 6
OCEAN WALK PB 5/373

HOOVER EMILY C & JOHN C
4921 SPANISH OAK CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	03
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NEIGHBORHOOD/LOC	3033.00
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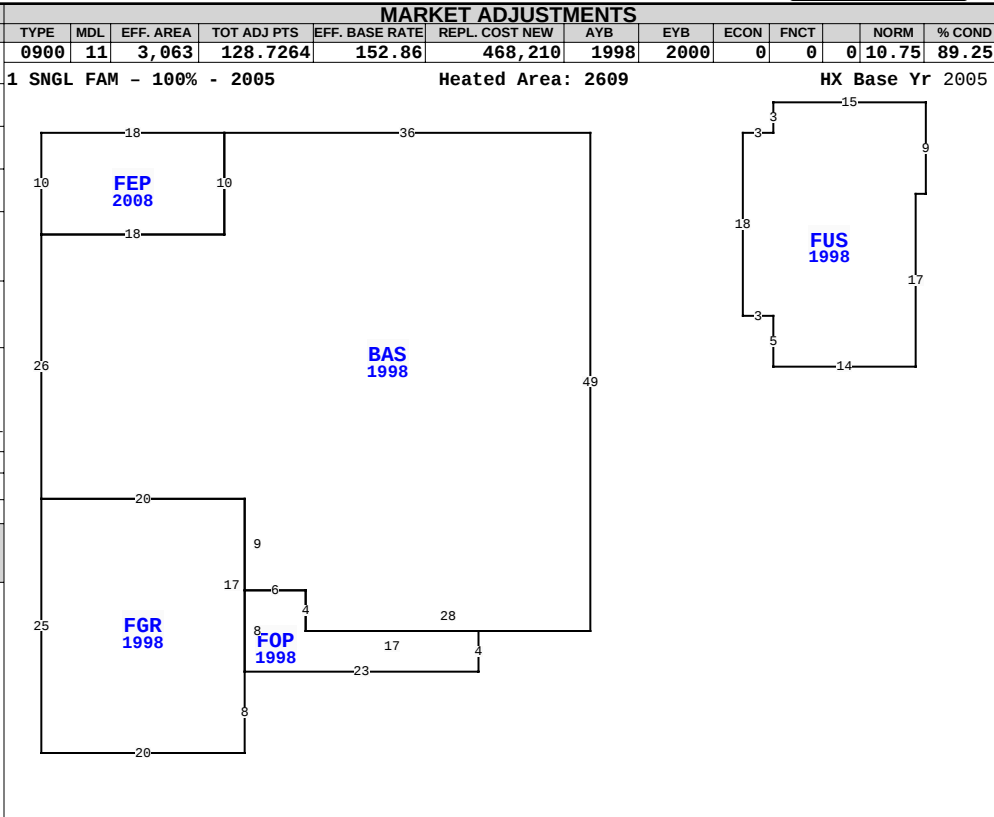
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100	2,182	297,685
FEP	180	80	144	19,646
FGR	500	55	275	37,518
FOP	116	30	35	4,775
FUS	427	100	427	58,254

TOTALS	3,405		3,063	417,877
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0	100	0	0	1,739.00	SF	6.50	
3	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	
4	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	
5	1242	WD DECK A	0	100	7	6	42.00	SF	10.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT

REVIEW DATE	07/23/2019	BY	DJA
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
1,739.00	SF	6.50	6.50	100	1998	1998	3	77	8,704	
88.00	SF	6.50	6.50	100	1998	1998	3	77	440	
42.00	SF	6.50	6.50	100	1998	1998	3	77	210	
42.00	SF	10.00	10.00	100	1998	1998	3	20	84	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905			
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42.00	SF	6.50	6.50	100	1998	1998	3	77	210			
42.00	SF	10.00	10.00	100	1998	1998	3	20	84			
TOTAL OB/XF										12,343		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		417, 877	
TOTAL MARKET OB/XF VALUE		12, 343	
TOTAL LAND VALUE - MARKET		250, 000	
TOTAL MARKET VALUE		680, 220	
SOH/AGL Deduction		381, 801	
ASSESSED VALUE		298, 419	
TOTAL EXEMPTION VALUE		HX HB 50, 000	
BASE TAXABLE VALUE		248, 419	
TOTAL JUST VALUE		680, 220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		588, 243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20962	REMODEL	1,653	01/01/2008
B9704220	NEW CONSTR	115,750	08/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2410/0943	10/30/2020	QC	U	I	11	100	
GRANTOR: HOOVER EMILY C							
GRANTEE: HOOVER JOHN C & EMI							
1020/1676	11/21/2001	DG	U	I	01	100	
GRANTOR: HOOVER JOHN C & EMILY							
GRANTEE: HOOVER EMILY C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W36 FEP=[YR=2008] W18 S10 E18 N10 \$ S10 W18 S26 FGR=[YR=1998] S25 E20 N8 FOP=[YR=1998] E23 N4 W17 N4 W6 S8 \$ N17 W20 \$ E20 S9 E6 S4 E28 N49 \$ PTR= E15 FUS=[YR=1998] E3 N3 E15 S9 W1 S17 W14 N5 W3 N18 \$ W15 \$.									