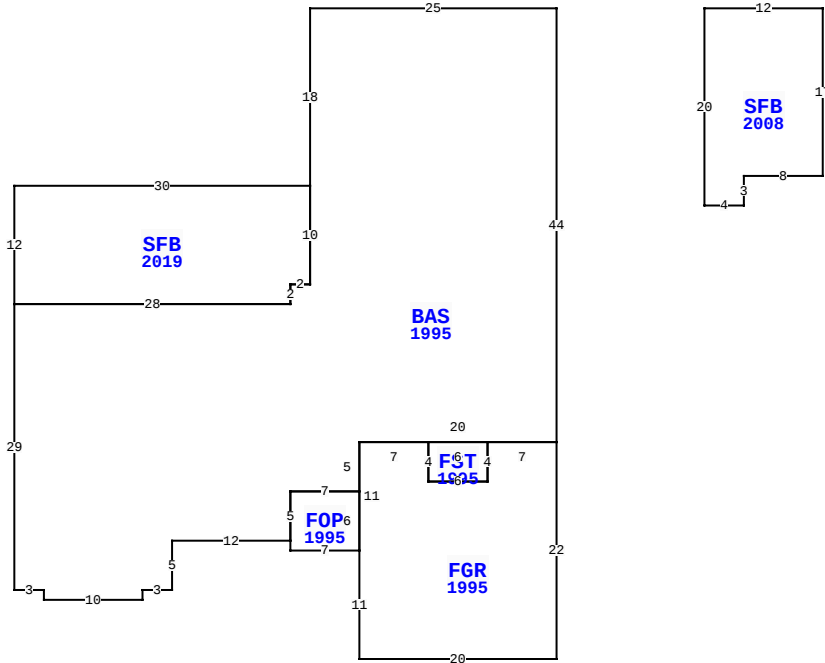


LEWIS MARY KENDRA L/E/
4965 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

00-00-30-155W-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY										8					
Exterior Wall	16	WD FR STUC 100	0900	11	2,642	145.0944	172.30	455,217	1995	1995	0	0	0	13.50	86.50	VALUATION BY					STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2387					HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 8					Tax Dist:					
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE					393,763					
Interior Floo	11	CLAY TILE 50																		TOTAL MARKET OB/XF VALUE					7,427					
Interior Floo	14	CARPET 50																		TOTAL LAND VALUE - MARKET					250,000					
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE					651,190					
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction					188,245					
Bedrooms		3 100																		ASSESSED VALUE					462,945					
Bathrooms		2.5 100																		TOTAL EXEMPTION VALUE					HX HB 50,000					
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE					412,945					
Stories	1.	1. 100																		TOTAL JUST VALUE					651,190					
Units	0	0 100	NCON VALUE					0																						
			INCOME VALUE																											
			PREVIOUS YEAR MKT VALUE					590,016																						
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	1,929	100	1,929	287,497																										
FGR	416	55	229	34,130																										
FOP	42	30	13	1,938																										
FST	24	55	13	1,938																										
SFB	216	80	173	25,784																										
SFB	356	80	285	42,477																										
TOTALS			2,983		2,642	393,763																								
EXTRA FEATURES			4965 SPANISH OAKS CIR, 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765															
2	0812	CONCRETE C	0 100	0	0	1,271.00	SF	4.00	4.00	100	1995	1995	3	72	3,660															
3	0810	CONCRETE A	0 100	0	0	172.00	SF	6.50	6.50	100	1995	1995	3	72	805															
4	0810	CONCRETE A	0 100	7	6	42.00	SF	6.50	6.50	100	1995	1995	3	72	197															
TOTAL OB/XF 7,427																														
LAND DESCRIPTION																														
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	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 12/16/2019 BY DJNW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																														