



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 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	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	1,788	100	1,788	285,240
FGR	486	55	267	42,594
FOP	48	30	14	2,234
FOP	105	30	32	5,105
FSP	210	40	84	13,400
TOTALS	2,637		2,185	348,574

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	1,442.00	SF	4.00	4.00	100	1995	1995	3	72	4,153	
3	0810	CONCRETE A	0 100	0	0	18.00	SF	6.50	6.50	100	1995	1995	3	72	84	
4	0855	CONC PAVER	0 100	10	12	120.00	SF	7.00	7.00	100	2000	2000	3	80	672	

LAND DESCRIPTION			TOTAL OB/XF 7,674													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	04/14/2020	BY	DJA	Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	11	2,185	146.8236	174.35	380,955	1995	2005	0	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2023 Heated Area: 1788 HX Base Yr 2023													
4969 SPANISH OAKS CIR, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				348,574	
TOTAL MARKET OB/XF VALUE				7,674	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				606,248	
SOH/AGL Deduction				204,366	
ASSESSED VALUE				401,882	
TOTAL EXEMPTION VALUE		HX HB DX		55,000	
BASE TAXABLE VALUE				346,882	
TOTAL JUST VALUE				606,248	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				519,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602581	REMODEL	4,880	02/01/1996
B9501586	NEW CONSTR	151,000	01/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
9999/9999	10/12/2022	CN	Q	I	01
GRANTOR: FERNANDINA BEACH RETR					
GRANTEE: BACON CHRIS P					
2512/1420	11/08/2021	WD	Q	I	01
GRANTOR: REYNOLDS JAMES W & EL					
GRANTEE: FERNANDINA BEACH RE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1995] W19 U2 L2 W4 D2 L2 W2 FSP=[YR=1996] N10 W21 S10 FOP=[YR=1995] S5 E21 N5 W21 \$ E21 \$ S5 W21 N5 W11 S33 E11 N2 E8 FOP=[YR=1995] S2 E8 N6 W8 S4 \$ N4 E8 S4 E12 FGR=[YR=1995] S21 E10 S2 E12 N23 W22 \$ E22 N31 \$.					