

LOT 19
IN OR 1965/125
OCEAN WALK PB 5/373

WELLER JOHN T REVOCABLE TRUST/WELLER JOHN T TRUSTE
4973 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																																							
Exterior Wall	16	WD FR STUC 100	0900	11	2,613	138.8851	164.93	430,962	1995	1999	0	0	0	11.50	88.50	VALUATION BY STANDARD																																						
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 2300																																						
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018																																						
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																																						
Interior Floo	14	CARPET 80														Tax Group: 8													Tax Dist:																									
Interior Floo	11	CLAY TILE 20														BUILDING MARKET VALUE													381,401																									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													26,894																									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													250,000																									
Bedrooms		3 100														TOTAL MARKET VALUE													658,295																									
Bathrooms		2 100														SOH/AGL Deduction													282,539																									
Frame	02	WOOD FRAME 100														ASSESSED VALUE													375,756																									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 50,000																									
Units		0 100														BASE TAXABLE VALUE													325,756																									
Quality			04	Quality Level 04													TOTAL JUST VALUE													658,295																								
DOR CODE			0100	SINGLE FAMILY													NCON VALUE													0																								
MAP NUM			MKT AREA													INCOME VALUE																																						
NEIGHBORHOOD/LOC			3033.00													PREVIOUS YEAR MKT VALUE													568,468																									
AREA TYPE			TOTAL GROSS AREA													PCT OF BASE													TOT ADJ AREA													SUBAREA MARKET VALUE												
BAS			2,300													100													2,300													335,715												
FGR			476													55													262													38,243												
FOP			170													30													51													7,444												
TOTALS			2,946													2,613													381,401																									
EXTRA FEATURES			4973 SPANISH OAKS CIR, FERNANDINA BEACH													BLD DATE 03/03/2023 NW													LGL DATE																									
																XF DATE													LAND DATE																									
																INC DATE													AG DATE																									
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	1,392.00	SF	4.00	4.00	100	1995	1995	3	72	4,009																																						
3	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	1995	1995	3	72	702																																						
4	0810	CONCRETE A	0	100	0	0	49.00	SF	6.50	6.50	100	1995	1995	3	72	229																																						
5	0845	KOOL DECK	0	100	0	0	1,006.00	SF	7.25	7.25	100	1997	1997	3	75	5,470																																						
6	0861	POOL GUNIT	0	100	0	0	407.00	SF	85.00	85.00	100	1997	1997	3	21	7,265																																						
8	0910	SCRN RM L	0	100	42	32	1,344.00	SF	15.00	15.00	100	1997	1997	3	20	4,032																																						
9	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	1997	1997	3	75	2,246																																						
10	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1997	1997	3	75	176																																						
TOTAL OB/XF 26,894																																																						
LAND DESCRIPTION																																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 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																																																						