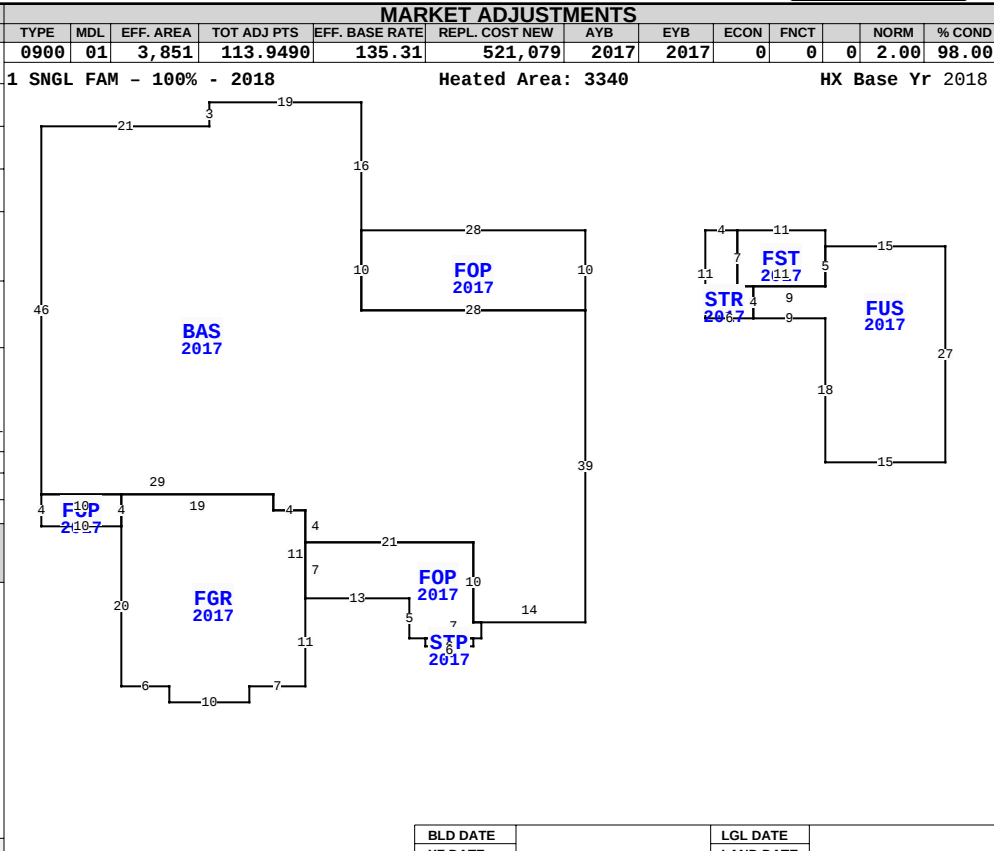




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,899	100	2,899	384,419
FGR	564	55	310	41,107
FOP	40	30	12	1,592
FOP	189	30	57	7,559
FOP	280	30	84	11,139
FST	77	55	42	5,569
FUS	441	100	441	58,479
STP	6	10	1	132
STR	52	10	5	663
TOTALS	4,548		3,851	510,657



4977 SPANISH OAKS CIR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,216.00	SF	7.00	7.00	100	2017	2017	3	97	8,257	
3	0855	CONC PAVER	0	100	0	0	281.00	SF	7.00	7.00	100	2017	2017	3	97	1,908	
4	0911	SCRN RM A	0	100	0	0	980.00	SF	17.50	17.50	100	2017	2017	3	82	14,063	
5	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2017	2017	3	87	33,130	
6	0855	CONC PAVER	0	100	0	0	532.00	SF	10.00	10.00	100	2017	2017	3	97	5,160	

LAND DESCRIPTION										TOTAL OB/XF										64,478	
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	LA VA				
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	250,000.00				
REVIEW DATE		11/02/2017		BY DJ		Total Acres: 0.00			Total Land Value: 250.000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										510,657		
TOTAL MARKET OB/XF VALUE										64,478		
TOTAL LAND VALUE - MARKET										250,000		
TOTAL MARKET VALUE										825,135		
SOH/AGL Deduction										324,217		
ASSESSED VALUE										500,918		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										450,918		
TOTAL JUST VALUE										825,135		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										743,100		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709680	CO ISSUED	0	11/01/2017
17003155	SWIM POOL	30,000	04/11/2017
B1633526	NEW CONSTR	411,007	12/06/2016
R1213220	REMODEL	8,000	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2497/0739	9/07/2021	SW	U	I	11	100	
GRANTOR: NORRIS PATRICIA ANNE							
GRANTEE: NORRIS PATRICIA A &							
2042/0209	4/26/2016	WD	Q	V	01	175,000	
GRANTOR: KRUEGER GENEVIEVE P T							
GRANTEE: NORRIS PATRICIA ANN							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2017] W28 BAS=[YR=2017] N16 W19 S3 W21 S46									
FOP=[YR=2017] S4 E10 FGR=[YR=2017] S20 E6 S2 E10 N2 E7 N11									
FOP=[YR=2017] E13 S5 E2 STP=[YR=2017] S1 E6 N1 W6\$ E7 N2 W1									
N10 W21 S7\$ N11 W4 N2 W19 S4\$ N4 W10\$ E29 S2 E4 S4 E21 S10									
E14 N39 W28 N10\$ S10 E28 N10\$ PTR=E15 STR=[YR=2017] E4									
FST=[YR=2017] E11 S2 FUS=[YR=2017] E15 S27 W15 N18 W9 N4 E9									
N5\$ S5 W11 N7\$ S7 E2 S4 W6 N11\$ W15\$.									