

TETU ROBERT G JR & KAREN S L/E/
4981 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-155W-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																										
Exterior Wall	06	BD/BATTEN 90								0900	11	3,561	135.0072	160.32	570,900	1996	1999		0		0	16.68	83.32	VALUATION BY								STANDARD																																
Exterior Wall	14	WD SHINGLE 10								1 SNGL FAM - 100% - 2017										Heated Area: 3134										HX Base Yr 2017										Tax Group: 8								Tax Dist:																
Roof Structur	08	IRREGULAR 100																																						BUILDING MARKET VALUE								475,674																
Roof Cover	03	COMP SHNGL 100																																						TOTAL MARKET OB/XF VALUE								37,255																
Interior Wall	05	DRYWALL 80																																						TOTAL LAND VALUE - MARKET								250,000																
Interior Wall	08	DECORATIVE 20																																						TOTAL MARKET VALUE								762,929																
Interior Floo	11	CLAY TILE 50																																						SOH/AGL Deduction								235,820																
Interior Floo	14	CARPET 50																																						ASSESSED VALUE								527,109																
Air Condition	03	CENTRAL 100																																						TOTAL EXEMPTION VALUE								HX HB VX 55,000																
Heating Type	04	AIR DUCTED 100																																						BASE TAXABLE VALUE								472,109																
Bedrooms	4	100																																						TOTAL JUST VALUE								762,929																
Bathrooms	3	100																																						NCON VALUE								0																
Frame	02	WOOD FRAME 100																																						INCOME VALUE																								
Stories	2.	2. 100																																						PREVIOUS YEAR MKT VALUE								691,904																
Units	0	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	2,178	100	2,178	290,934																																																												
FGR	546	55	300	40,074																																																												
FOP	28	30	8	1,069																																																												
FOP	350	30	105	14,026																																																												
FUS	400	100	400	53,431																																																												
FUS	556	100	556	74,270																																																												
UOP	24	20	5	668																																																												
UST	20	45	9	1,202																																																												
TOTALS		4,102				3,561		475,674																																																								
EXTRA FEATURES										4981 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600																																																
2	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	100	1996	1996	3	73	4,970																																																
4	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1996	1996	3	73	185																																																
5	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1996	1996	3	73	142																																																
6	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	1996	1996	3	73	237																																																
10	0855	CONC PAVER	0	100	0	0	164.00	SF	7.00	7.00	100	2003	2003	3	84	964																																																
12	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2008	2008	3	90	144																																																
13	0855	CONC PAVER	0	100	3	8	24.00	SF	10.00	10.00	100	2008	2008	3	90	216																																																
14	0911	SCRN RM A	0	100	0	0	805.00	SF	17.50	17.50	100	2011	2011	3	55	7,748																																																
15	0861	POOL GUNIT	0	100	0	0	253.00	SF	85.00	85.00	100	2011	2011	3	68	14,623																																																
LAND DESCRIPTION										TOTAL OB/XF										30,829																																												
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	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																																															

TETU ROBERT G JR & KAREN S L/E/
4981 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-155W-0021-0000

[illegible]