

LOT 23
IN OR 2220/1577
OCEAN WALK PB 5/373

AVENT FRANK B/WHITING SUSAN M
4989 SPANISH OAKS
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0023-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		10	ABOVE AVG 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		11	CLAY TILE 60	
Interior Floo		12	HARDWOOD 40	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2 100	
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	2,303	100	2,303	372,819
FGR	562	55	309	50,022
FOP	141	30	42	6,799
FSP	293	40	117	18,940
STP	24	10	2	324
TOTALS	3,323		2,773	448,905

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,773	147.3754	175.01	485,303	1996	2006	0	0	7.50	92.56

1 SNGL FAM - 100% - 2020

Heated Area: 2303

HX Base Yr 2020

The floor plan diagram illustrates a property layout with several distinct areas and their dimensions. The areas are labeled as follows:

- SFP 2009**: Located at the top center, with a width of 8 and a depth of 3.
- FSP 1996**: Located in the upper middle section, with a width of 11 and a depth of 4.2.
- BAS 1996**: A large area on the left side, with a width of 46 and a depth of 15.
- FOP 1996**: Located in the lower left section, with a width of 12 and a depth of 6.
- FGR 1996**: Located in the lower right section, with a width of 22 and a depth of 18.

Other dimensions and labels include:

- Top left: 15, 10, 8, 25, 14, 4.2, 6, 4.2, 4.2, 11, 14, 5, 3, 3.
- Left side: 46, 7, 3, 12, 3, 3, 6, 20, 11, 2, 5, 9, 11, 27, 22, 18, 38.

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE						448,905
TOTAL MARKET OB/XF VALUE						9,968
TOTAL LAND VALUE - MARKET						250,000
TOTAL MARKET VALUE						708,873
SOH/AGL Deduction						222,672
ASSESSED VALUE						486,201
TOTAL EXEMPTION VALUE		HX HB				50,000
BASE TAXABLE VALUE						436,201
TOTAL JUST VALUE						708,873
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						617,126

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0 100	0	0	1,162.00	SF	4.00	4.00	100	1996	1996	3	73	3,393	
3	0810	CONCRETE A	0 100	0	0	174.00	SF	6.50	6.50	100	1996	1996	3	73	826	
4	0810	CONCRETE A	0 100	0	0	47.00	SF	6.50	6.50	100	1996	1996	3	73	223	
6	0820	WOOD WALK	0 100	6	4	24.00	SF	11.75	11.75	100	2000	2000	3	40	113	
7	0855	CONC PAVER	0 100	0	0	281.00	SF	10.00	10.00	100	2011	2011	3	93	2,613	

LAND DESCRIPTION										TOTAL OB/XF										9,968					
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								