

LOT 26
IN OR 756 PG 624
OCEAN WALK PB 5/373

KAWECKI GERALD J & CATHERINE D
4999 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0026-0000

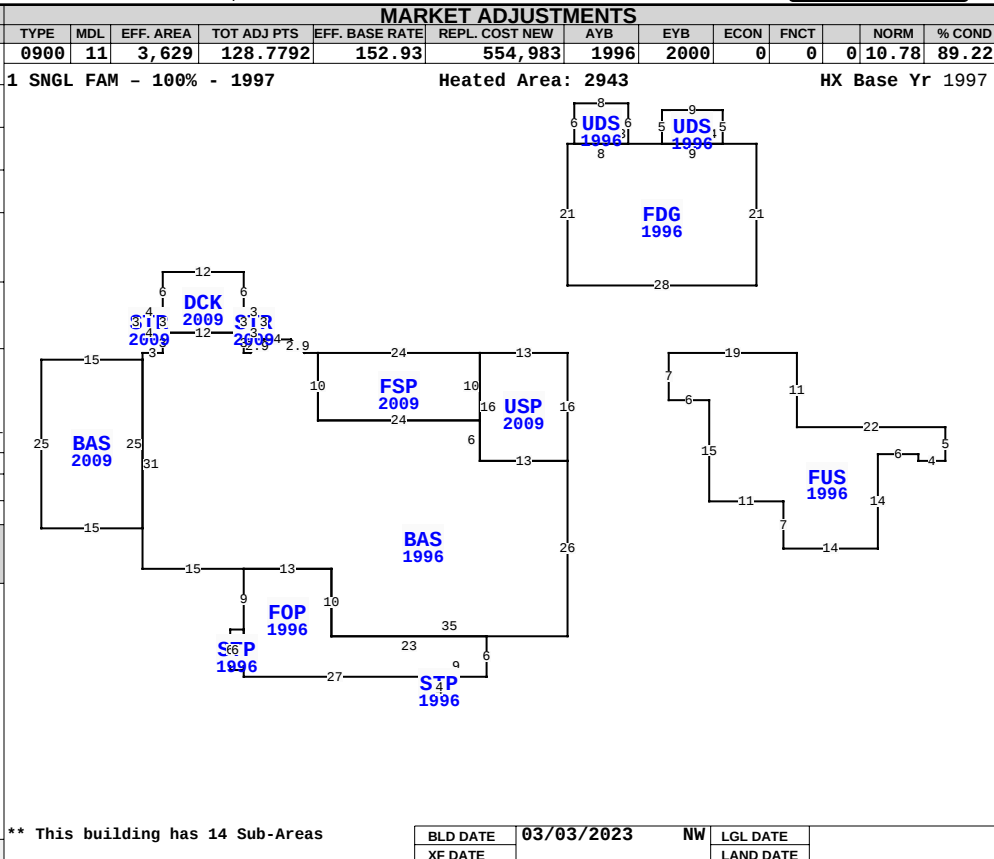


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,966	100	1,966	268,249
BAS	375	100	375	51,167
DCK	108	10	11	1,501
FDG	588	60	353	48,165
FOP	346	30	104	14,190
FSP	240	40	96	13,098
FUS	602	100	602	82,140
STP	8	10	1	137
STP	12	10	1	137
STR	9	10	1	137
TOTALS	4,567		3,629	495,156

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,588.00	SF 4.00	
3	0825	BRICK	0	100	5	3	15.00	SF 12.50	
4	0825	BRICK	0	100	0	0	455.00	SF 8.75	



** This building has 14 Sub-Areas									
4999 SPANISH OAKS CIR, FERNANDINA BEACH									
BLD DATE 03/03/2023 NW LGL DATE									
XF DATE LAND DATE									
INC DATE AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		495,156	
TOTAL MARKET OB/XF VALUE		10,152	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		780,308	
SOH/AGL Deduction		495,007	
ASSESSED VALUE		285,301	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		230,301	
TOTAL JUST VALUE		780,308	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		677,508	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502288	NEW CONSTR	198,004	10/01/1995
B9502289	GARAGE	9,996	10/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0756/0624	4/09/1996	WD Q	I		
GRANTOR: ATLANTIC BUILDERS INC					206,700
GRANTEE: KAWECKI GERALD J &					
0734/0630	7/20/1995	WD U	V	09	137,000
GRANTOR: CRISP BROTHERS INC					
GRANTEE: ATLANTIC BUILDERS I					

BUILDING NOTES									
BUILDING DIMENSIONS									
USP=[YR=2009] W13 FSP=[YR=2009] W24 BAS=[YR=1996] W2 U2 L2 W4 D2 L2 W1 N3 STR=[YR=2009] E3 N3 W3 DCK=[YR=2009] N6 W12 S6 STR=[YR=2009] W4 S3 E4 N3 \$ S3 E12 N3 \$ S3\$W12 S3 W3 S1 BAS=[YR=2009] W15 S25 E15 N25 \$ S31 E15 FOP=[YR=1996] S9 STP=[YR=1996] W2 S6 E2 N6 \$ S7 E27 STP=[YR=1996] S2 E4 N2 W4 \$ E9 N6 W23 N10 W13\$ E13 S10 E35 N26 W13 N6 W24 N10 \$ S10 E24 N10 \$ S16 E13 N16 \$ PTR=E15 FUS=[YR=1996] E19 S11 E22 S5 W4 N1 W6 S14 W14 N7 W11 N15 W6 N7\$ W15\$ PTR=N10 FDG=[YR=1996] N21 E1 UDS=[YR=1996] N6 E8 S6 W8\$ E13 UDS=[YR=1996] N5 E9 S5 W9\$ E14 S21 W28\$ S10\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

TOTAL OB/XF									
10,152									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100			1.10	250,000.00	275,000.00	275,000		