

LOT 27
IN OR 2038/1363
OCEAN WALK PB 5/373

GRAY NEAL SCOTT
4904 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0027-0000



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 2										
Exterior Wall	20	FACE BRICK 100	0900	11	3,140	139.1702	165.26	518,916	1997	2000	0	0	16.50	83.50	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020													Heated Area: 2652									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3.5 100																							
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	2,324	100	2,324	320,693																					
FEP	248	80	198	27,322																					
FGR	508	55	279	38,500																					
FOP	36	30	11	1,518																					
FUS	328	100	328	45,261																					
TOTALS			3,444		3,140	433,295																			
EXTRA FEATURES			4904 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	0855	CONC PAVER	0 100	0	0	1,264.00	SF	10.00	10.00	100	2020	2020	3	99	12,514										
2	0855	CONC PAVER	0 100	67	3	201.00	SF	10.00	10.00	100	2020	2020	3	99	1,990										
TOTAL OB/XF 14,504																									
LAND DESCRIPTION			TOTAL OB/XF 14,504																						
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	0003	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 06/15/2021 BY RKA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																									

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