

LOT 32
IN OR 1705/1114
OCEAN WALK PB 5/373

BOOKER DONALD E & BARBARA G
PO BOX 15327
FERNANDINA BEACH, FL 32035

2023

00-00-30-155W-0032-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	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	2,402	100	2,402	368,302
FGR	570	55	314	48,146
FOP	68	30	20	3,066
FSP	518	40	207	31,739
FST	16	55	9	1,380
FUS	399	100	399	61,180
PTO	70	5	4	613
UOP	80	20	16	2,453

TOTALS 4,123 3,371 516,880

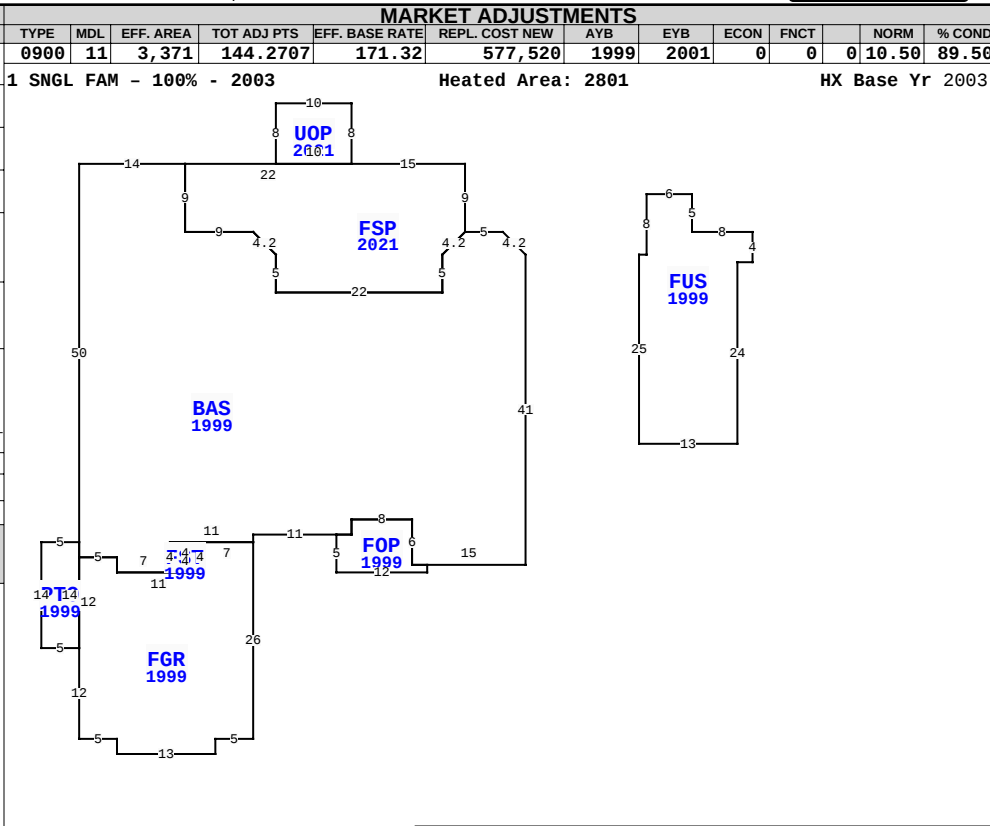
EXTRA FEATURES

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0 100	0	0	1,031.00	SF	6.50	6.50	100	1999	1999	3	79	5,294	
3	0810	CONCRETE A	0 100	5	4	20.00	SF	6.50	6.50	100	1999	1999	3	79	103	
4	0855	CONC PAVER	0 100	0	0	247.00	SF	7.00	7.00	100	2001	2001	3	82	1,418	
5	0855	CONC PAVER	0 100	0	0	90.00	SF	10.00	10.00	100	2021	2021	3	100	900	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

REVIEW DATE 12/14/2021 BY DJ



4972 SPANISH OAKS CIR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTAL OB/XF 10,655

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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							

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		516,880
TOTAL MARKET OB/XF VALUE		10,655
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		777,535
SOH/AGL Deduction		427,742
ASSESSED VALUE		349,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,793
TOTAL JUST VALUE		777,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008960	ADDITION	0	11/01/2020
B9805357	NEW CONSTR	155,076	09/01/1998

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20008960	ADDITION	0	11/01/2020
B9805357	NEW CONSTR	155,076	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1705/1114	10/11/2010	TD	U	I	30	100

GRANTOR: BOOKER DONALD & BARBA

GRANTEE: BOOKER DONALD E & B

1047/0757 4/02/2002 WD Q I 340,000

GRANTOR: GALLAMORE CHRISTOPHER

GRANTEE: BOOKER DONALD E & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W5 FSP=[YR=2021] N9 W15 UOP=[YR=2021]
N8 W10 S8 E10\$ W22 S9 E9 D3 R3 S5 E22 N5 U3 R3 \$ D3 L3
S5 W22 N5 U3 L3 W9N9 W14 S50 PTO=[YR=1999] W5 S14 E5
FGR=[YR=1999] S12 E5 S2 E13 N2 E5 N26 W7 FST=[YR=1999] W4
S4 E4 N4 \$ S4 W11 N2 W5 S12 \$ N14 \$ S2 E5 S2 E7 N4 E11 N1 E11
FOP=[YR=1999] S5 E12 N1 W2 N6 W8 S2 W2 \$ E2 N2 E8 S6 E15 N41
\$ PTR= E15 FUS=[YR=1999] E1 N8 E6 S5 E8 S4 W2 S24 W13 N25 \$
W15 \$.

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