

LOT 40
IN OR 2247/1492
OCEAN WALK PB 5/373

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4918 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-155W-0040-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
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	14	CARPET 80		
Interior Floo	11	CLAY TILE 20		
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	2,125	100	2,125	327,695
FGR	500	55	275	42,408
FOP	41	30	12	1,850
PTO	30	5	2	309
SFB	219	80	175	26,987
TOTALS	2,915		2,589	399,249

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,589	138.8851	164.93	427,004	1999	2009	0	0	0	6.50	93.50

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SNGL FAM - 100% - 2020

Heated Area: 2300

HX Base Yr 2020

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and year in blue text. The areas are: SFB 2009 (top left), BAS 1999 (center), FOP 1999 (bottom left), FGR 1999 (bottom center), and PTO 1999 (bottom right). The diagram is composed of black lines representing walls and dimensions. The overall shape is irregular, with a long vertical section on the left and a more complex, multi-angled structure on the right. The dimensions are provided for each segment of the walls, such as 4.2, 6, 27, 7, 4.2, 7, 21, 14, 33, 10, 3, 12, 5, 6, 14, 4, 2, 15, 3, 2, 15, 3, 2, 10, 3, 15, 16, 41, 7, 3, 2, 10, 3, 2, 21, 3, 2, 15, 4, 2, 6, 5, 6, 14, 3, 2, 15, 4, 2, 6,