LOT 6
OCEAN WALK PB 5/373

HOOVER EMILY C & JOHN C
70 BETHANY WAY APT B
STATESBORO, GA 30458

2024

00-00-30-155W-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

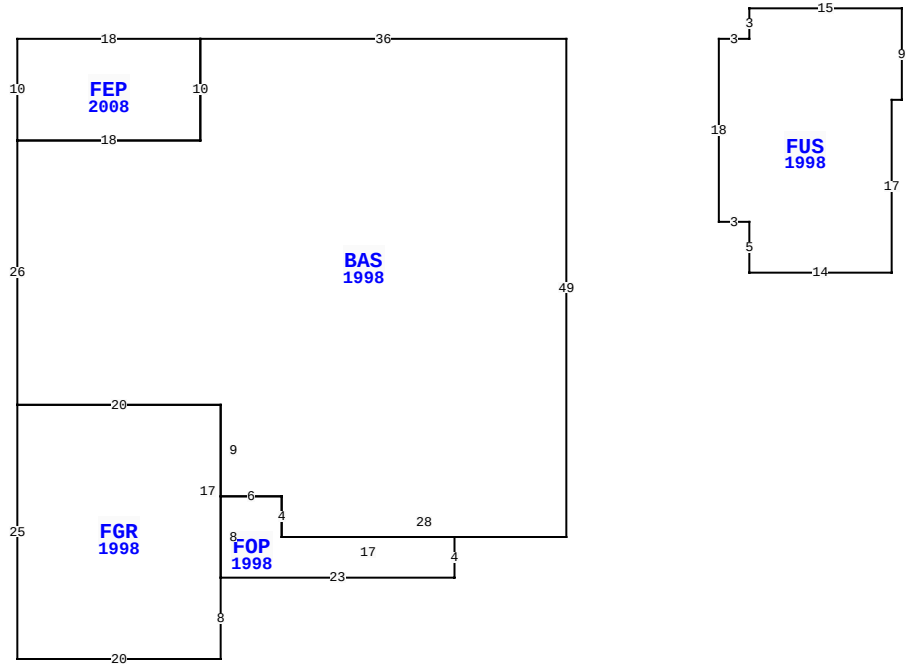
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100	2,182	311,607
FEP	180	80	144	20,564
FGR	500	55	275	39,272
FOP	116	30	35	4,998
FUS	427	100	427	60,979
TOTALS	3,405		3,063	437,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,063	128.7264	160.91	492,867	1998	2000	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 2024 Heated Area: 2609 HX Base Yr



4921 SPANISH OAKS CIR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	437,419
TOTAL MARKET OB/XF VALUE	12,031
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	799,450
SOH/AGL Deduction	0
ASSESSED VALUE	799,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	799,450
TOTAL JUST VALUE	799,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	680,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20962	REMODEL	1,653	01/01/2008
B9704220	NEW CONSTR	115,750	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2410/0943	10/30/2020	QC	U	I	11	100
GRANTOR: HOOVER EMILY C						
GRANTEE: HOOVER JOHN C & EMI						
1020/1676	11/21/2001	DG	U	I	01	100
GRANTOR: HOOVER JOHN C & EMILY						
GRANTEE: HOOVER EMILY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 FEP=[YR=2008] W18 S10 E18 N10 $ S10 W18 S26 FGR=[YR=1998] S25 E20 N8 FOP=[YR=1998] E23 N4 W17 N4 W6 S8 $ N17 W20 $ E20 S9 E6 S4 E28 N49 $ PTR= E15 FUS=[YR=1998] E3 N3 E15 S9 W1 S17 W14 N5 W3 N18 $ W15 $.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	1,739.00	SF	6.50	6.50	100	1998	1998	3	75	8,478	
3	0810	CONCRETE A	0	0	22	4	88.00	SF	6.50	6.50	100	1998	1998	3	75	429	
4	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	1998	1998	3	75	205	
5	1242	WD DECK A	0	0	7	6	42.00	SF	10.00	10.00	100	1998	1998	3	20	84	

LAND DESCRIPTION

TOTAL OB/XF 12,031

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS