



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 70
Interior Floor	11	CLAY TILE 30
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	1,876	100	1,876	290,010
FGR	484	55	266	41,121
FOP	48	30	14	2,164
FSP	230	40	92	14,223
FUS	264	100	264	40,812
TOTALS	2,902		2,512	388,329

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,301.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	0	0	0	53.00	SF	6.50	6.50	
4	0825	BRICK	0	0	5	3	15.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,512	140.5325	175.67	441,283	1996	1999	0	0	12.00	88.00
1 SNGL FAM - 0% - 0											
Heated Area: 2140											
HX Base Yr											

4925 SPANISH OAKS CIR, FERNANDINA BEACH										03/14/2024	MLU
XF DATE										LAND DATE	
INC DATE										AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765		
1,301.00	SF	4.00	4.00	100	1996	1996	3	72	3,747		
53.00	SF	6.50	6.50	100	1996	1996	3	72	248		
15.00	SF	12.50	12.50	100	2003	2003	3	95	178		
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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				388,329	
TOTAL MARKET OB/XF VALUE				6,938	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				745,267	
SOH/AGL Deduction				84,604	
ASSESSED VALUE				660,663	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				660,663	
TOTAL JUST VALUE				745,267	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				628,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310715	REPAIR/RRF	700	01/01/2003
B962506	NEW CONSTR	91,700	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0490	3/18/2021	WD	Q	I	01	652,000
GRANTOR: COCHRAN KIM & WAYNE B						
GRANTEE: NOWAK MARY BETH & T						
2400/1058	9/25/2020	WD	Q	I	01	525,000
GRANTOR: GRONKA EDWARD S & SUS						
GRANTEE: COCHRAN KIM & WAYNE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W12 FSP=[YR=2005] N10 W23 S10 E23 \$ W23 U2 L2 W4 D2 L2 W16 S16W3 S15 E3 FGR=[YR=1996] S22 E22 N22 W22 \$ E32 FOP=[YR=1996] S2 E8 N6 W8 S4 \$ N4 E8 S4 E8 S2 E11 N33 \$ PTR= E15 FUS=[YR=2005] E12 S22 W12 N22 \$ W15 \$.											