LOT 17
OCEAN WALK PB 5/373

LEWIS MARY KENDRA L/E/
4965 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-155W-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

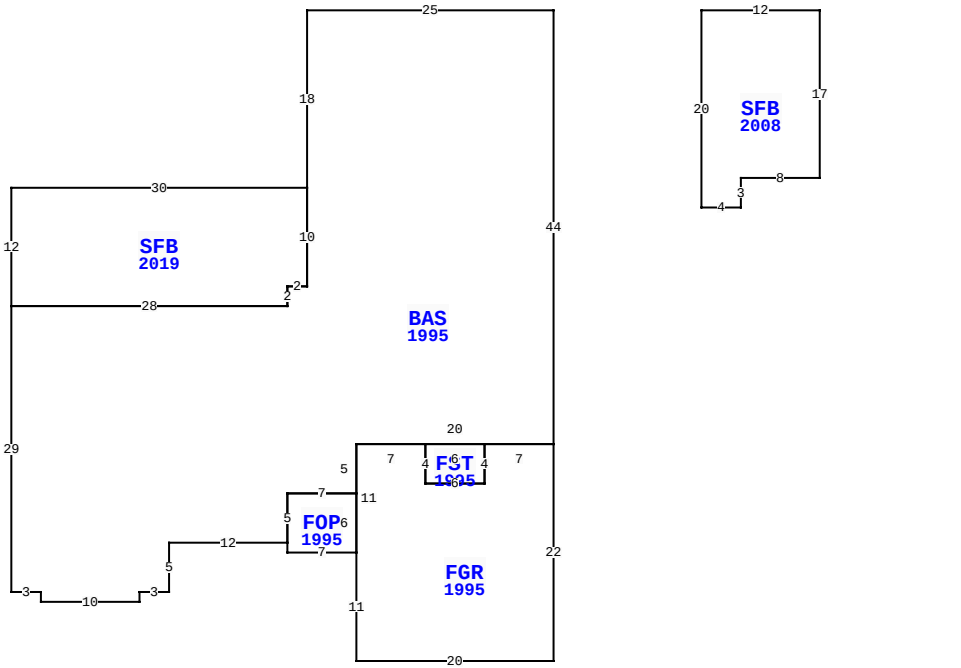
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	1,929	300,882
FGR	416	55	229	35,719
FOP	42	30	13	2,028
FST	24	55	13	2,028
SFB	216	80	173	26,984
SFB	356	80	285	44,453
TOTALS	2,983		2,642	412,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,642	145.0944	181.37	479,180	1995	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2020 Heated Area: 2387 HX Base Yr 2020



4965 SPANISH OAKS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		412,095
TOTAL MARKET OB/XF VALUE		7,228
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		769,323
SOH/AGL Deduction		292,490
ASSESSED VALUE		476,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,833
TOTAL JUST VALUE		769,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006364	GLAS WALLS UND	44,085	06/14/2019
B21058	REMODEL	2,300	02/01/2008
B9401345	NEW CONSTR	152,500	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1021	12/06/2021	LE	U	I	14	100
GRANTOR: LEWIS MARY KENDRA						
GRANTEE: LEWIS MARY KENDRA L						
2245/1325	12/14/2018	WD	Q	I	02	460,000
GRANTOR: HALL PATRICIA &						
GRANTEE: LEWIS MARY KENDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 S18 SFB=[YR=2019] W30 S12 E28 N2 E2 N10 $ S10 W2 S2 W28 S29 E3 S1 E10 N1 E3 N5 E12 FOP=[YR=1995] S1 E7 FGR=[YR=1995] S11 E20 N22 W7 FST=[YR=1995] W6 S4 E6 N4 $ S4 W6 N4 W7 S11 $ N6 W7 S5 $ N5 E7 N5 E20 N44 $ PTR=E15 SFB=[YR=2008] E12 S17 W8 S3 W4 N20$ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,271.00	SF	4.00	4.00	100	1995	1995	3	70	3,559	
3	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50	100	1995	1995	3	70	783	
4	0810	CONCRETE A	0	100	7	6	42.00	SF	6.50	6.50	100	1995	1995	3	70	191	

LAND DESCRIPTION

TOTAL OB/XF 7,228

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	100		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 12/16/2019 BY DJNW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS