LOT 21
OCEAN WALK PB 5/373

TETU ROBERT G JR & KAREN S L/E/
4981 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-155W-0021-0000

BUILDING CHARACTERISTICS

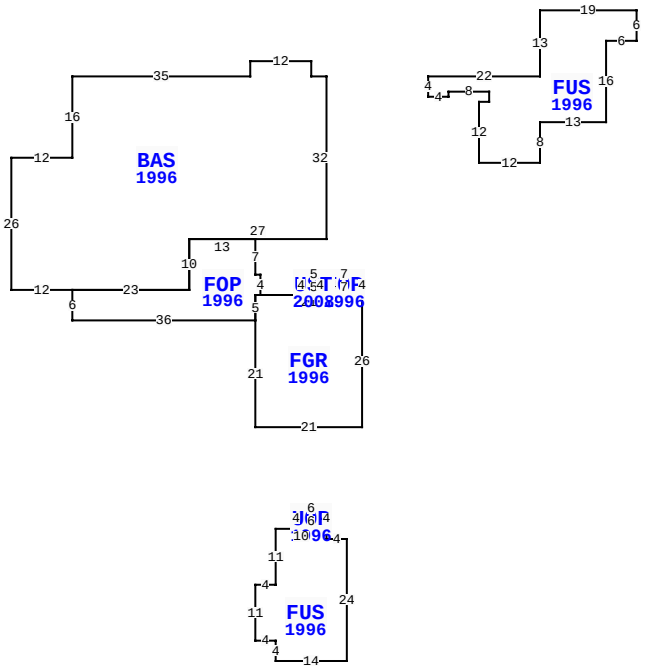
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	2,178	100	2,178	303,604
FGR	546	55	300	41,819
FOP	28	30	8	1,115
FOP	350	30	105	14,637
FUS	400	100	400	55,758
FUS	556	100	556	77,504
UOP	24	20	5	697
UST	20	45	9	1,255
TOTALS	4,102		3,561	496,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,561	135.0072	168.76	600,954	1996	1999	0	0	0	17.40	82.60

1 SNGL FAM – 100% - 2017 Heated Area: 3134 HX Base Yr 2017



4981 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		496,388
TOTAL MARKET OB/XF VALUE		35,511
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		881,899
SOH/AGL Deduction		338,977
ASSESSED VALUE		542,922
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		487,922
TOTAL JUST VALUE		881,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		762,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213115	REPAIR/RRF	8,000	09/03/2012
B24793	ADDITION	16,874	06/01/2011
B20989	SCRN ENCL	4,446	01/01/2008
B9502055	NEW CONSTR	375,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1923	7/21/2021	LE	U	I	11	100
GRANTOR: TETU ROBERT G JR & KA						
GRANTEE: TETU MICHAEL T & ST						
2039/1946	4/08/2016	WD	Q	I	01	703,000
GRANTOR: DEUCKER STEPHEN T & J						
GRANTEE: TETU ROBERT G JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 N3 W12 S3 W35 S16 W12 S26 E12 FOP=[YR=1996] S6 E36 FGR=[YR=1996] S21 E21 N26 FOP=[YR=1996] N4 W7 UST=[YR=2008] W5 S4 E5 N4$ S4 E7$ W21 S5$ N5 E1 N4 W1 N7 W13 S10 W23$ E23 N10 E27 N32$ PTR= E20 FUS=[YR=1996] E22 N13 E19 S6 W6 S16 W13 S8 W12 N12 E2 N2 W8 S1W4 N4 $ W20 $ PTR= S85 UOP=[YR=1996] S4 FUS=[YR=1996] S2 E4 S24 W14 N4 W4 N11 E4 N11 E10 $ W6 N4 E6 $ N85 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	100	1996	1996	3	72	4,902	
3	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1996	1996	3	72	183	
4	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1996	1996	3	72	140	
5	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	1996	1996	3	72	234	
6	0855	CONC PAVER	0	100	0	0	164.00	SF	7.00	7.00	100	2003	2003	3	83	953	
7	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2008	2008	3	89	142	
8	0855	CONC PAVER	0	100	3	8	24.00	SF	10.00	10.00	100	2008	2008	3	89	214	
9	0911	SCRN RM A	0	100	0	0	805.00	SF	17.50	17.50	100	2011	2011	3	50	7,044	
10	0861	POOL GUNIT	0	100	0	0	253.00	SF	85.00	85.00	100	2011	2011	3	64	13,763	

TOTAL OB/XF 29,155

LAND DESCRIPTION

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 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS

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TOTALS				

MARKET ADJUSTMENTS

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11	0855	CONC PAVER	0	100	0	0	552.00	SF	7.00	7.00	100	2011	2011	3	92	3,555	
12	0855	CONC PAVER	0	100	0	0	435.00	SF	7.00	7.00	100	2011	2011	3	92	2,801	

LAND DESCRIPTION

TOTAL OB/XF 6,356

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

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