LOT 23
OCEAN WALK PB 5/373

LETSON MICHAEL E & LEIGH ANN
4989 SPANISH OAKS
FERNANDINA BEACH, FL 32034

2024

00-00-30-155W-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

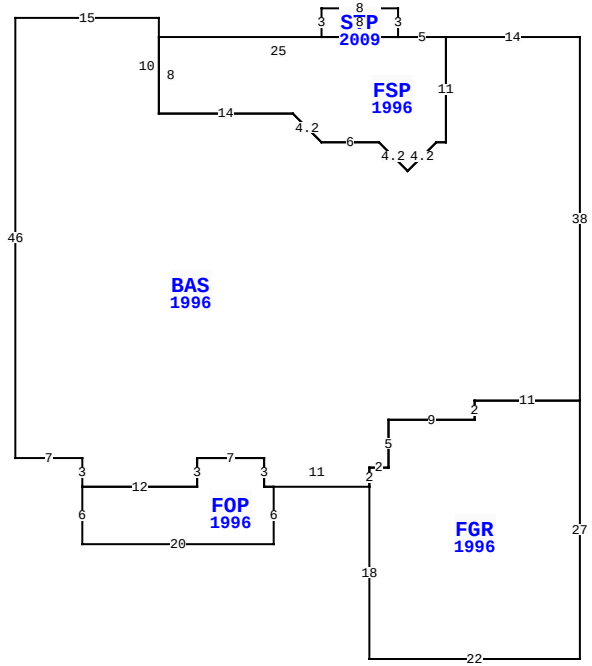
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,303	100	2,303	390,318
FGR	562	55	309	52,370
FOP	141	30	42	7,118
FSP	293	40	117	19,830
STP	24	10	2	339
TOTALS	3,323		2,773	469,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,773	147.3754	184.22	510,842	1996	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2020 Heated Area: 2303 HX Base Yr 2020



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

4989 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		469,975
TOTAL MARKET OB/XF VALUE		9,844
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		829,819
SOH/AGL Deduction		329,032
ASSESSED VALUE		500,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		450,787
TOTAL JUST VALUE		829,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602533	NEW CONSTR	107,840	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2703/1732	3/27/2024	WD	Q	I	01	1,100,000
GRANTOR: AVENT FRANK B						
GRANTEE: LETSON MICHAEL E &						
2220/1577	9/05/2018	WD	Q	I	02	575,000
GRANTOR: CULLIGAN THOMAS J & P						
GRANTEE: AVENT FRANK B & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 FSP=[YR=1996] W5 STP=[YR=2009] N3 W8 S3 E8$ W25 S8 E14 D3 R3 E6 D3 R3 U3 R3 E1 N11$ S11 W1 L3 D3 L3 U3 W6 U3 L3 W14 N10 W15 S46 E7 S3 FOP=[YR=1996] S6 E20 N6 W1 N3 W7 S3 W12$ E12 N3 E7S3 E11 FGR=[YR=1996] S18 E22 N27 W11 S2 W9 S5 W2 S2 $ N2 E2 N5 E9 N2 E11 N38$.

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	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,162.00	SF	4.00	4.00	100	1996	1996	3	72	3,347	
3	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	1996	1996	3	72	814	
4	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	100	1996	1996	3	72	220	
5	0820	WOOD WALK	0	100	6	4	24.00	SF	11.75	11.75	100	2000	2000	3	40	113	
6	0855	CONC PAVER	0	100	0	0	281.00	SF	10.00	10.00	100	2011	2011	3	92	2,585	

LAND DESCRIPTION

TOTAL OB/XF 9,844

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