LOT 27
IN OR 2038/1363
OCEAN WALK PB 5/373

GRAY NEAL SCOTT
4904 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-155W-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

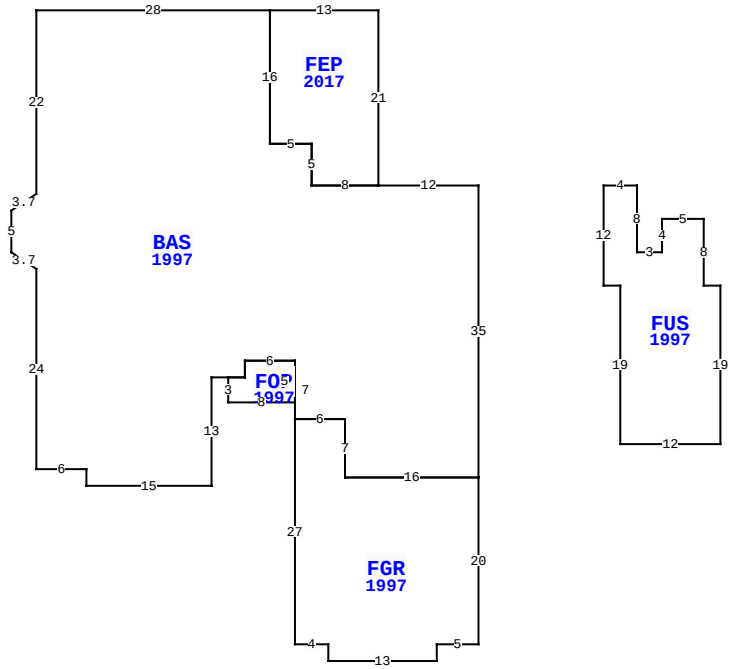
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2,324	334,544
FEP	248	80	198	28,502
FGR	508	55	279	40,163
FOP	36	30	11	1,584
FUS	328	100	328	47,216
TOTALS	3,444		3,140	452,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,140	139.1702	173.96	546,234	1997	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2020 Heated Area: 2652 HX Base Yr 2020



4904 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

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		475,364
TOTAL MARKET OB/XF VALUE		14,504
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		839,868
SOH/AGL Deduction		312,955
ASSESSED VALUE		526,913
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		471,913
TOTAL JUST VALUE		839,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		721,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006397	FGR	28,068	06/17/2019
B1708474	SCRNENCL	5,412	09/26/2017
B9703960	NEW CONSTR	113,195	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/1363	4/01/2016	WD	Q	I	01	400,000
GRANTOR: HELWIG GREGORY H & JO						
GRANTEE: GRAY NEAL SCOTT & J						
1683/0595	6/11/2010	WD	U	I	38	350,000
GRANTOR: SCHEELE DAVID K & KIM						
GRANTEE: HELWIG GREGORY H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FEP=[YR=2017] N21 W13 S16 E5 S5 E8 $ W8 N5 W5 N16 W28 S22 L3 D2 S5 D2 R3 S24 E6 S2 E15N13 E2 FOP=[YR=1997] S3 E8 N5 W6 S2 W2 $ E2 N2 E6 S7 FGR=[YR=1997] S27 E4 S2 E13 N2 E5 N20 W16 N7 W6 $ E6 S7 E16 N35 $ PTR= E15 FUS=[YR=1997] E4 S8 E3 N4 E5 S8 E2 S19 W12 N19 W2 N12 $ 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	0855	CONC PAVER	0	100	0	0	1,264.00	SF	10.00	10.00	100	2020	2020	3	99	12,514	
2	0855	CONC PAVER	0	100	67	3	201.00	SF	10.00	10.00	100	2020	2020	3	99	1,990	

LAND DESCRIPTION

TOTAL OB/XF 14,504

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	0003	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 06/15/2021 BY RKA 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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ELEMENT	CD	CONSTRUCTION
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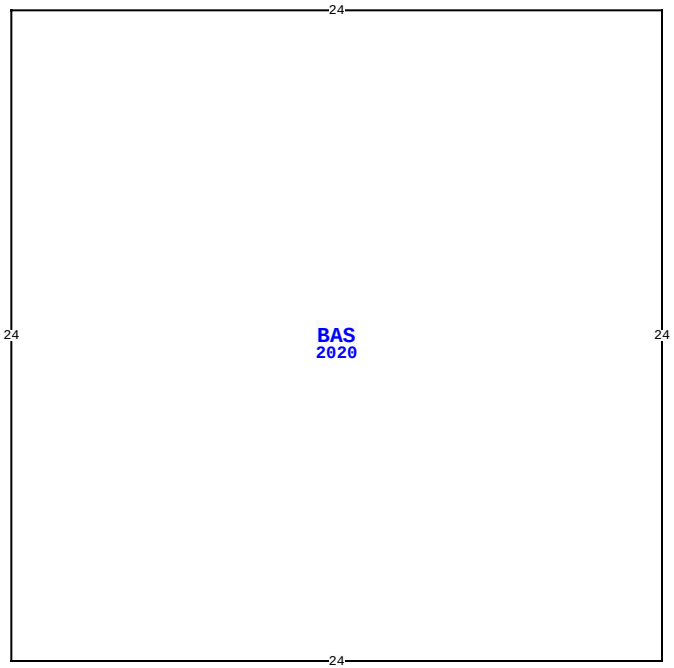
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	23,355
TOTALS	576		576	23,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	576	119.4270	41.80	24,077	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 576 HX Base Yr 2020



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S24 E24 N24 $.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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