LOT 28
OCEAN WALK PB 5/373

GORNICK ROBERT E & PATRICIA G
PO BOX 16958
FERNANDINA BEACH, FL 32035

2024

00-00-30-155W-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

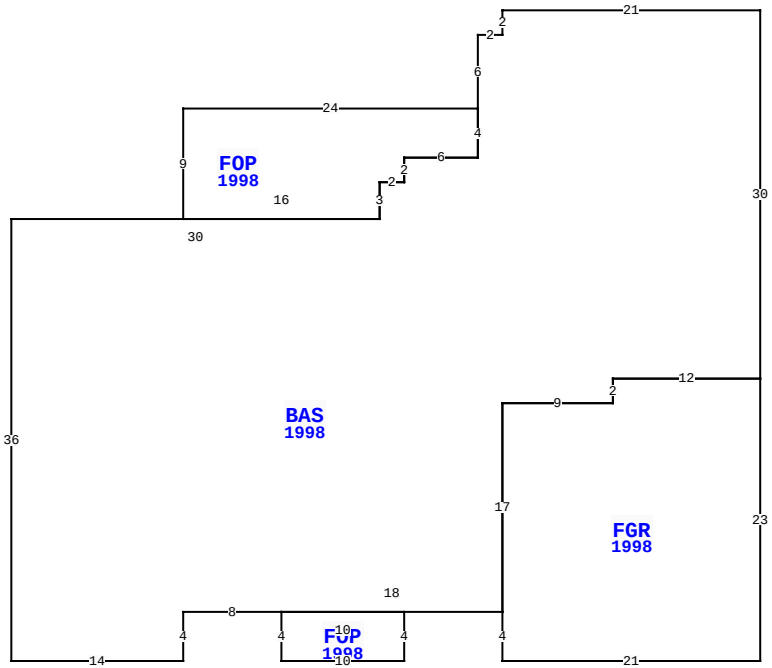
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2,050	302,195
FGR	465	55	256	37,737
FOP	40	30	12	1,769
FOP	180	30	54	7,960
TOTALS	2,735		2,372	349,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,372	145.1419	181.43	430,352	1998	1998	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2021 Heated Area: 2050 HX Base Yr 2021



4988 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		349,661
TOTAL MARKET OB/XF VALUE		33,481
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		733,142
SOH/AGL Deduction		306,468
ASSESSED VALUE		426,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		376,674
TOTAL JUST VALUE		733,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311992	XFOB	5,337	11/01/2003
B9805324	NEW CONSTR	110,136	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/1372	12/04/2019	WD	Q	I	01	575,000
GRANTOR: CLERICO NEIL & LUGENE						
GRANTEE: GORNICK ROBERT E &						
1988/1056	6/30/2015	WD	Q	I	01	445,000
GRANTOR: DAVIS LARRY G & SHELI						
GRANTEE: CLERICO NEIL & LUGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W21 S2 W2 S6 FOP=[YR=1998] W24 S9 E16 N3 E2 N2 E6 N4 $ S4 W6 S2 W2 S3 W30 S36 E14 N4 E8 FOP=[YR=1998] S4 E10 N4 W10 $ E18 FGR=[YR=1998] S4 E21 N23 W12 S2 W9 S17 $ N17 E9 N2 E12 N30 $.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,111.00	SF	6.50	6.50	100	1998	1998	3	75	5,416	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210	
4	0825	BRICK	0	100	0	0	368.00	SF	12.50	12.50	100	2003	2003	3	95	4,370	
5	0861	POOL GUNIT	0	100	0	0	210.00	SF	85.00	85.00	100	2003	2003	3	32	5,712	
6	0845	KOOL DECK	0	100	0	0	78.00	SF	7.25	7.25	100	2003	2003	3	83	469	
7	0825	BRICK	0	100	0	0	482.00	SF	12.50	12.50	100	2003	2003	3	95	5,724	
8	0910	SCRN RM L	0	100	0	0	830.00	SF	15.00	15.00	100	2003	2003	3	21	2,615	
9	0855	CONC PAVER	0	100	0	0	498.00	SF	7.00	7.00	100	2004	2004	3	84	2,928	
10	0855	CONC PAVER	0	100	0	0	514.00	SF	7.00	7.00	100	2008	2008	3	89	3,202	

TOTAL OB/XF 33,481

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