

**GIGGEY ANN IRVING & MATTHEW L/E/
4980 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034**

00-00-30-155W-0030-0000

ELEMENT

CD

BUILDING CHARACTERISTICS

0900

11

2,568

145.0944

181.37

465,758

1998

1998

0

0

0

18.75

81.25

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

11

2,568

145.0944

181.37

465,758

1998

1998

0

0

0

18.75

81.25

1 SNGL FAM - 100% - 2023

Heated Area: 2204

HX Base Yr 2023

PTO
2009

FOP
1998

BAS
1998

FGR
1998

FOP
1998

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,204

100

2,204

324,788

FGR

507

55

279

41,114

FOP

55

30

16

2,358

FOP

195

30

58

8,547

PTO

216

5

11

1,621

TOTALS

3,177

2,568

378,428

EXTRA FEATURES

4980 SPANISH OAKS CIR, FERNANDINA BEACH FL 32130

L N

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

0810

CONCRETE A

0100

0

0

983.00

SF

6.50

6.50

100

1998

1998

3

75

4,792

2

0810

CONCRETE A

0100

0

0

158.00

SF

6.50

6.50

100

1998

1998

3

75

770

3

0866

POOL FIBER

0100

0

0

540.00

SF

72.00

72.00

100

2006

2006

3

27

10,498

4

0845

KOOL DECK

0100

0

0

720.00

SF

7.25

7.25

100

2006

2006

3

87

4,541

5

0877

JACUZZI

0100

0

0

1.00

UT

1,000.00

1,000.00

100

2006

2006

3

27

270

6

0871

POOL HTR R

0100

0

0

1.00

UT

2,000.00

2,000.00

100

2006

2006

3

27

540

LAND DESCRIPTION

TOTAL OB/XF

21,411

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

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WASSAW COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

378,428

21,411

350,000

749,839

94,646

655,193

50,000

605,193

749,839

0

636,110

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B240005551

2 BED2 BACABANA

112,754

05/08/2024

B240004957

REMODEL HOME AND

370,246

04/26/2024

B240004963

BUILDING A NEW SI

4,365

04/26/2024

B25014

REMODEL

499

08/01/2011

P14601

OTHER

0

01/01/2011

B9805109

NEW CONSTR

118,284

06/01/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2691/882

1/29/2024

LE U

I

11

100

GRANTOR: GIGGEY MATTHEW & ANN

GRANTEE: GIGGEY SEAN STUART

2589/0224

8/31/2022

WD Q

I

01

840,000

GRANTOR: THRIFT GEORGENE & PHI

GRANTEE: GIGGEY ANN IRVING &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 PTO=[YR=2009] N5W36 D3 R3 S4 FOP=[YR=1998]
S5 E5 D3 R3 S2 E15 N10 W23\$ E23 N2 E10\$ W10 S12 W15 N2 U3
L3 W5 N9 U3 L3 W20 S30 FGR=[YR=1998] W1 S25 E21 N23 W9 N2
W11 \$ E11 S2 E9 S17 E7 FOP=[YR=1998] S5 E11 N5 W11 \$ E19 S4
E14 N48 \$.