

ROTH KRISTINE
4930 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-155W-0037-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 11 2,385 143.4602 179.33 427,702 1997 2000 0 0 11.50 88.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2015 Heated Area: 2016 HX Base Yr 2015										Tax Group: 8 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 378,516									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 26,679									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 350,000									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 755,195									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 402,295									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 352,900									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 302,900									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 755,195									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 639,117									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				R1313315 ROOF 8,000 01/01/2013									
MAP NUM MKT AREA 03																				B9704446 XF0B 7,500 11/01/1997									
NEIGHBORHOOD/LOC 3033.00																				B9704309 XF0B 30,000 09/01/1997									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B9704310 SWIM POOL 22,000 09/01/1997									
BAS 2,016 100 2,016 319,953																				B9704056 NEW CONSTR 95,940 06/01/1997									
FGR 468 55 257 40,788																													
FOP 68 30 20 3,174																													
FOP 308 30 92 14,601																													
TOTALS 2,860 2,385 378,516																													
EXTRA FEATURES										4930 SPANISH OAKS CIR, FERNANDINA BEACH										BLD DATE 03/03/2023 NW LGL DATE 03/14/2024 MLU									
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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1997 1997 3 80 2,800																													
2 0812 CONCRETE C 0 100 0 0 1,280.00 SF 4.00 4.00 100 1997 1997 3 73 3,738																													
3 0810 CONCRETE A 0 100 48 3 144.00 SF 6.50 6.50 100 1997 1997 3 73 683																													
4 0845 KOOL DECK 0 100 0 0 797.00 SF 7.25 7.25 100 1997 1997 3 73 4,218																													
5 0861 POOL GUNIT 0 100 36 18 648.00 SF 85.00 85.00 100 1997 1997 3 20 11,016																													
6 0910 SCRNM RM L 0 100 32 44 1,408.00 SF 15.00 15.00 100 1997 1997 3 20 4,224																													
LAND DESCRIPTION										TOTAL OB/XF 26,679																			
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																													
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									