LOT 40
OCEAN WALK PB 5/373

DOIRON FAMILY TRUST/DOIRON WALTER JOSEPH CO-TRUSTE
4918 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-155W-0040-0000

BUILDING CHARACTERISTICS

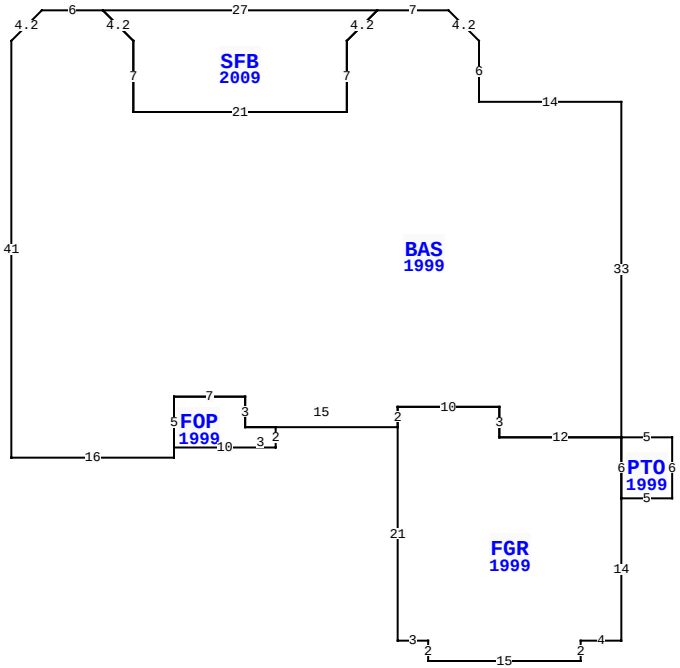
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,125	100	2,125	343,097
FGR	500	55	275	44,401
FOP	41	30	12	1,937
PTO	30	5	2	323
SFB	219	80	175	28,255
TOTALS	2,915		2,589	418,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,589	138.8851	173.61	449,476	1999	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2020 Heated Area: 2300 HX Base Yr 2020



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

4918 SPANISH OAKS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		418,013
TOTAL MARKET OB/XF VALUE		17,210
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		785,223
SOH/AGL Deduction		400,637
ASSESSED VALUE		384,586
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		334,586
TOTAL JUST VALUE		785,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805498	NEW CONSTR	118,200	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1105	3/12/2024	WD	U	I	11	100
GRANTOR: DOIRON WALTER JOSEPH						
GRANTEE: DOIRON FAMILY TRUST						
2247/1492	1/04/2019	WD	Q	I	01	519,000
GRANTOR: DORSEY BRADLEY H & CI						
GRANTEE: DOIRON WALTER JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 N6 L3 U3 W7 SFB=[YR=2009] W27 D3 R3 S7 E21 N7 R3 U3 $ D3 L3 S7 W21 N7 U3 L3 W6 D3 L3 S41 E16 N1 FOP=[YR=1999] E10 N2 W3 N3 W7 S5 $ N5 E7 S3 E15 FGR=[YR=1999] S21 E3 S2 E15 N2 E4 N14 PTO=[YR=1999] E5 N6 W5 S6 $ N6 W12 N3 W10 S2 $ N2 E10 S3 E12 N33 $.

EXTRA FEATURES

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	1,293.00	SF	6.50	6.50	100	1999	1999	3	77	6,471	
3	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2001	2001	3	80	3,840	
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2011	2011	3	64	3,994	

LAND DESCRIPTION

TOTAL OB/XF 17,210

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