

LOT 31
IN OR 1246/32
SPANISH OAKS UNIT 1-A PB 6/99

MCCARTHY ANITA MARIE
95049 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	16
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	14
Interior Floor	07
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	02
DOR CODE	0100

MAP NUM	MKT AREA
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	222,273
FGR	466	55	256	26,993
FOP	48	30	14	1,476
FSP	208	40	83	8,752
USP	168	30	50	5,273

TOTALS	2,998	2,511	264,766
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,511	95.6688	119.59	300,290	1999	1999	0	0	11.83	88.17
1 SNGL FAM - 100% - 2005											
Heated Area: 2108											
HX Base Yr 2005											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/03/2024
INC DATE			AG DATE	MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1999	1999	3	83	2,905	
6.50	100	1999	1999	3	77	5,315	

TOTAL OB/XF		8,220									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,766	
TOTAL MARKET OB/XF VALUE		8,220	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		367,986	
SOH/AGL Deduction		188,450	
ASSESSED VALUE		179,536	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		124,536	
TOTAL JUST VALUE		367,986	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615127	ROOF	12,550	07/01/2016
983477	NEW CONSTR	0	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1246/0032	7/15/2004	WD	Q	I	
GRANTOR: FRYE LAURIE A					
GRANTEE: MCCARTHY ANITA MARI					
0910/0490	12/06/1999	WD	U	I	07
GRANTOR: BRAYWICK JOINT VENTUR					
GRANTEE: FRYE LAURIE A					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1999] W10 USP=[YR=2013] N4 W42 S4 FSP=[YR=2013] S8 E26 N8 W26 \$ E42 \$ W16 S8 W29 S38 E4 S2 E6 N2 E4 N6 E7 FOP=[YR=1999] S4 E10 N4 W3 N2 W4 S2 W3 \$ E3 N2 E4 S2 E9S4 FGR=[YR=1999] W2 S21 E6 S1 E4 S2 E6 N2 E4 N24 W10 S2 W8 \$ E8 N2 E10 N42 \$.	