LOT 1
IN OR 767/1651
OCEAN WALK PB 5/373

CASE TIMOTHY J
4901 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0001-0000

BUILDING CHARACTERISTICS

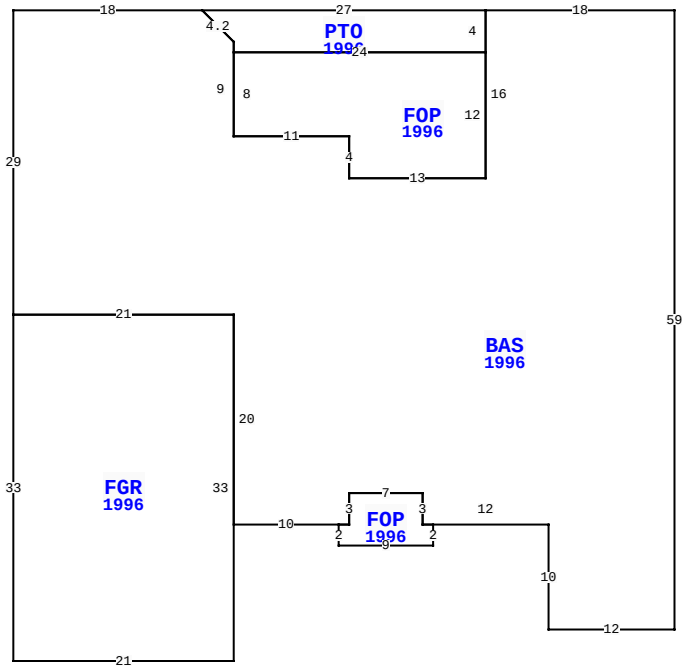
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,422	100	1996	2,422	441,004
FGR	693	55	1996	381	69,374
FOP	39	30	1996	12	2,185
FOP	244	30	1996	73	13,292
PTO	101	5	1996	5	911
TOTALS	3,499			2,893	526,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,893	133.2281	210.50	608,976	1996	1996	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1997 Heated Area: 2422 HX Base Yr 1997



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

4901 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		526,764
TOTAL MARKET OB/XF VALUE		8,355
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		885,119
SOH/AGL Deduction		629,741
ASSESSED VALUE		255,378
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		199,656
TOTAL JUST VALUE		885,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		794,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602759	NEW CONSTR	117,745	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/1651	8/07/1996	WD	Q	I		180,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CASE TIMOTHY J & LA						
0756/1182	4/11/1996	WD	U	V	19	31,800
GRANTOR: CRISP BROTHERS INC						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 PTO=[YR=1996] W27 D3 R3 S1 FOP=[YR=1996] S8 E11 S4 E13 N12 W24$ E24 N4$ S16 W13 N4 W11 N9 L3 U3 W18 S29 FGR=[YR=1996] S33 E21 N33 W21$ E21 S20 E10 FOP=[YR=1996] S2 E9N2 W1 N3 W7 S3 W1$ E1 N3 E7 S3E12 S10 E12 N59$.

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	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,646.00	SF	4.00	4.00	100	1996	1996	3	70	4,609	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	1996	1996	3	70	846	
4	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	1996	1996	3	70	205	

LAND DESCRIPTION

TOTAL OB/XF 8,355

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	RES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS