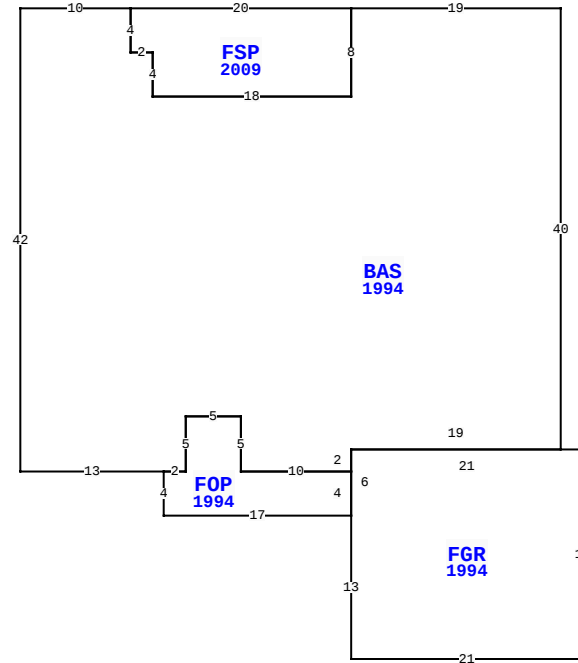


HOUSTON PAMELA K & LAWRENCE M
4909 SPANISH OAKS CIR
FERNANDINA BEACH, FL 66221

00-00-30-155W-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																											
Exterior Wall	16	WD FR STUC 100	0500	11	2,151	146.6139	231.65	498,279	1994	1994	0	0	0	15.00	85.00	VALUATION BY					STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2025										Heated Area: 1843					HX Base Yr 2025					Tax Group: 8					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					423,537														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					9,493														
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					350,000														
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE					783,030														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					783,030														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB					50,722									
Bathrooms		2 100											BASE TAXABLE VALUE					732,308														
Bathrooms													TOTAL JUST VALUE					783,030														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100	INCOME VALUE																													
Units		0 100	PREVIOUS YEAR MKT VALUE					710,084																								
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	1,843	100	1994	1,843	362,891																											
FGR	399	55	1994	219	43,121																											
FOP	93	30	1994	28	5,513																											
FSP	152	40	2009	61	12,011																											
TOTALS			2,487		2,151	423,537																										
EXTRA FEATURES			4909 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	1994	1994	3	74	2,590																	
2	0810	CONCRETE A	0 100	0	0	1,450.00	SF	6.50	6.50	100	1994	1994	3	66	6,221																	
3	0810	CONCRETE A	0 100	0	0	159.00	SF	6.50	6.50	100	1994	1994	3	66	682																	
LAND DESCRIPTION																																
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	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 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS																																