LOT 5
OCEAN WALK PB 5/373

REASON HENRIETTA L/E/
4917 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

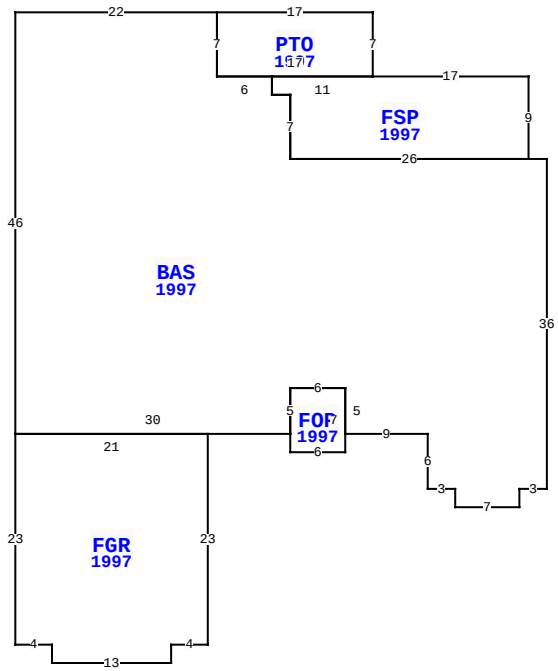
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,222	100	1997	2,222	435,032
FGR	509	55	1997	280	54,819
FOP	42	30	1997	13	2,545
FSP	238	40	1997	95	18,599
PTO	119	5	1997	6	1,175
TOTALS	3,130			2,616	512,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,616	143.2560	226.34	592,105	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2022 Heated Area: 2222 HX Base Yr 2022



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

4917 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		512,171
TOTAL MARKET OB/XF VALUE		7,366
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		869,537
SOH/AGL Deduction		270,877
ASSESSED VALUE		598,660
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		542,938
TOTAL JUST VALUE		869,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/4598	5/05/2022	LE	U	I	11	100
GRANTOR: REASON HENRIETTA						
GRANTEE: BURFORD ERIC A & EV						
2446/1227	3/25/2021	WD	Q	I	01	602,500
GRANTOR: REDDING RONALD K & EL						
GRANTEE: REASON HENRIETTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 FSP=[YR=1997] N9 W17 PTO=[YR=1997] N7 W17 S7 E17 $ W11 S2 E2 S7 E26 $ W26 N7 W2 N2 W6 N7 W22 S46 FGR=[YR=1997] S23 E4 S2 E13 N2 E4 N23 W21 $ E30 FOP=[YR=1997] S2 E6 N7 W6 S5 $ N5 E6 S5 E9 S6 E3 S2 E7 N2 E3 N36 $.

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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,550.00	SF	4.00	4.00	100	1997	1997	3	72	4,464	
3	0825	BRICK	0	100	0	0	12.00	SF	12.50	12.50	100	1997	1997	3	91	137	

LAND DESCRIPTION

TOTAL OB/XF 7,366

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 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