LOT 8
IN OR 1857/973
OCEAN WALK PB 5/373

REYNA VALERIE &/BRAINERD CHARLES
3 WHISPERING PINES DR
ITHACA, NY 14850

**2025**

**00-00-30-155W-0008-0000**

## BUILDING CHARACTERISTICS

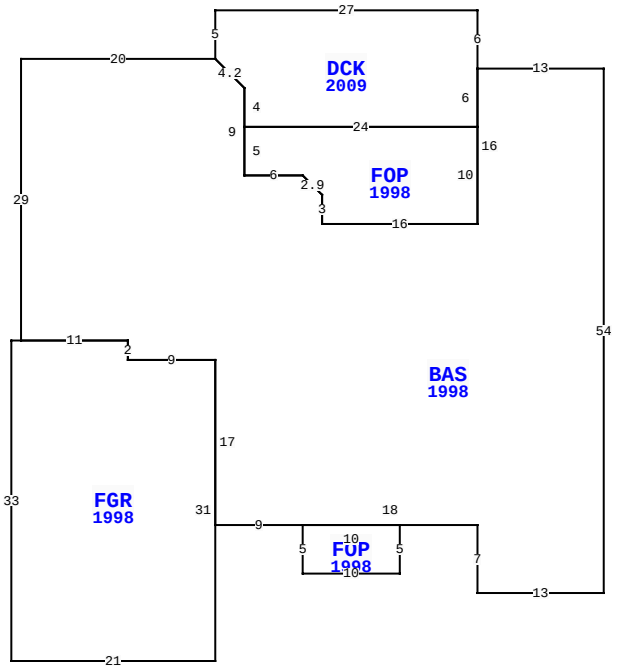
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1998 | 2,222 | 419,317 |
| DCK | 308 | 10 | 2009 | 31 | 5,850 |
| FGR | 675 | 55 | 1998 | 371 | 70,012 |
| FOP | 50 | 30 | 1998 | 15 | 2,831 |
| FOP | 202 | 30 | 1998 | 61 | 11,512 |
| TOTALS | 3,457 | | | 2,700 | 509,522 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,700 | 137.2819 | 216.91 | 585,657 | 1998 | 1998 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SFR CUST – 0% - 0 Heated Area: 2222 HX Base Yr




4929 SPANISH OAKS CIR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 509,522 |
| TOTAL MARKET OB/XF VALUE | 9,538 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 869,060 |
| SOH/AGL Deduction | 195,662 |
| ASSESSED VALUE | 673,398 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 673,398 |
| TOTAL JUST VALUE | 869,060 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 781,135 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9704325 | NEW CONSTR | 109,345 | 10/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1857/0973 | 5/01/2013 | WD | Q | I | 02 | 400,000 |
| GRANTOR: MCGOWN MICHAEL R & DO | | | | | | |
| GRANTEE: REYNA VALERIE & CHA | | | | | | |
| 0824/1573 | 3/03/1998 | WD | Q | I | | 180,500 |
| GRANTOR: ATLANTIC BUILDERS | | | | | | |
| GRANTEE: MCGOWN MICHAEL R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W13 DCK=[YR=2009] N6 W27 S5 D3 R3 S4 FOP=[YR=1998] S5 E6 D2 R2 S3 E16 N10 W24$ E24 N6$ S16 W16 N3 L2 U2 W6 N9 L3 U3 W20 S29 FGR=[YR=1998] W1 S33 E21 N31 W9 N2 W11 $ E11 S2 E9 S17 E9 FOP=[YR=1998] S5 E10 N5 W10 $ E18 S7 E13 N54$ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,244.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 5,903 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 140.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 664 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 36.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 171 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,538

| 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 | 0 | | 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 07/30/2025 BY SYS