LOT 13
OCEAN WALK PB 5/373

DEAN ROBERT H & MARIA C L/E/
4949 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

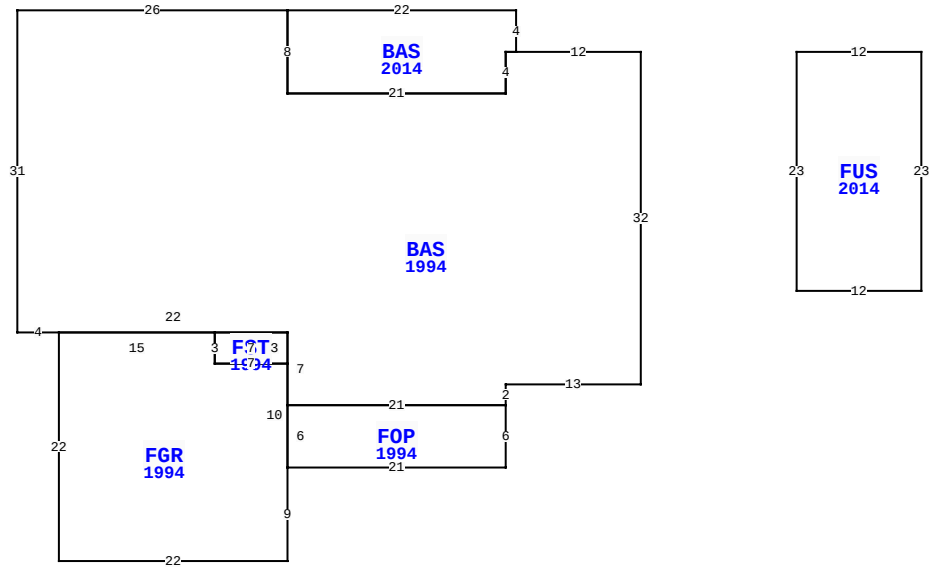
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,852	100	1994	1,852	332,697
BAS	172	100	2014	172	30,899
FGR	463	55	1994	255	45,808
FOP	126	30	1994	38	6,826
FST	21	55	1994	12	2,156
FUS	276	100	2014	276	49,581
TOTALS	2,910			2,605	467,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,605	131.0640	207.08	539,443	1994	1997	0	0	0	13.25	86.75

1 SFR CUST – 100% - 2021 Heated Area: 2300 HX Base Yr 2021



4949 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		467,967
TOTAL MARKET OB/XF VALUE		7,154
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		825,121
SOH/AGL Deduction		442,880
ASSESSED VALUE		382,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,519
TOTAL JUST VALUE		825,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		744,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530451	ADD 173SF	15,740	05/01/2015
B9401103	NEW CONSTR	130,500	06/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/0305	4/15/2020	WD	Q	I	02	559,000
GRANTOR: TRAMMELL MATTHEW P &						
GRANTEE: DEAN ROBERT H & MAR						
1628/1650	7/02/2009	WD	Q	I	01	335,000
GRANTOR: ALBRIGHT DAVID W						
GRANTEE: TRAMMELL MATTHEW P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 BAS=[YR=2014] N4 W22 S8 E21 N4 E1 $ W1 S4 W21 N8 W26 S31 E4 FGR=[YR=1994] S22 E22 N9 FOP=[YR=1994] E21 N6 W21 S6 $ N10 FST=[YR=1994] N3 W7 S3 E7 $ W7 N3 W15 $ E22 S7 E21 N2 E13 N32 $ PTR=E15 FUS=[YR=2014] E12 S23 W12 N23$ W15$.

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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,430.00	SF	4.00	4.00	100	1994	1994	3	66	3,775	
3	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50	6.50	100	1994	1994	3	66	789	

LAND DESCRIPTION

TOTAL OB/XF 7,154

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	0003	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