LOT 14 IN OR 2244/1796
OCEAN WALK PB 5/373

VOGES KEITH W & KELLY A
4953 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0014-0000

BUILDING CHARACTERISTICS

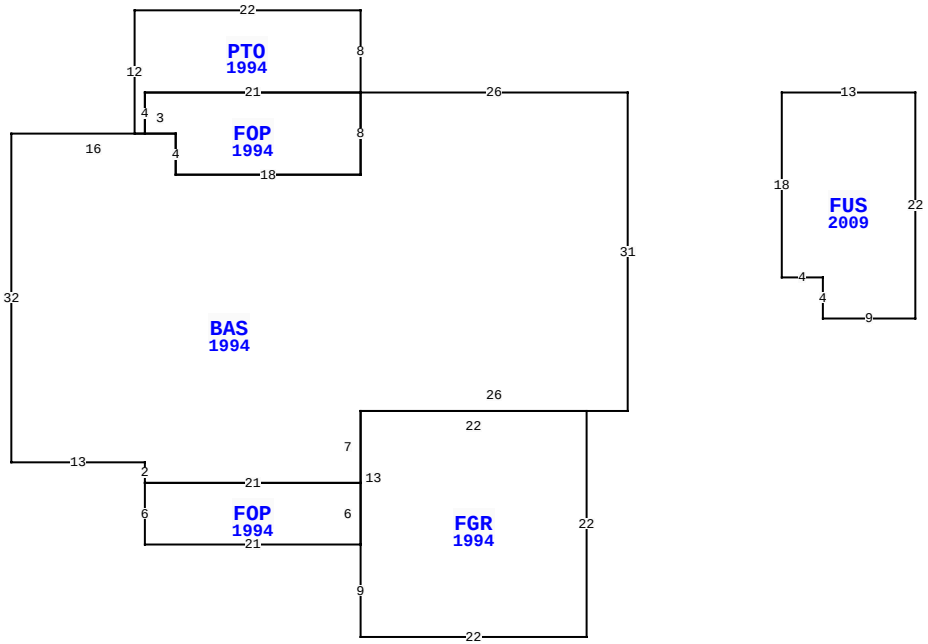
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,864	100	1994	1,864	338,948
FGR	484	55	1994	266	48,369
FOP	126	30	1994	38	6,910
FOP	156	30	1994	47	8,546
FUS	270	100	2009	270	49,097
PTO	180	5	1994	9	1,636
TOTALS	3,080			2,494	453,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,494	132.2832	209.01	521,271	1994	1998	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2019 Heated Area: 2134 HX Base Yr 2019



4953 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		453,506
TOTAL MARKET OB/XF VALUE		3,670
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		807,176
SOH/AGL Deduction		492,485
ASSESSED VALUE		314,691
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		258,969
TOTAL JUST VALUE		807,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01032	NEW CONSTR	116,300	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2244/1796	12/20/2018	WD	Q	I	01	427,500
GRANTOR: BORGMAN PAUL G JR & M						
GRANTEE: VOGES KEITH W & KEL						
0821/0320	1/30/1998	WD	Q	I		182,300
GRANTOR: WADE MICHAEL D & ANGE						
GRANTEE: BORGMAN PAUL G JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W26 PTO=[YR=1994] N8 W22 S12 E1 FOP=[YR=1994] E3 S4 E18 N8 W21 S4 $ N4 E21$ S8 W18 N4 W16 S32 E13 S2 FOP=[YR=1994] S6 E21 FGR=[YR=1994] S9 E22 N22 W22 S13$ N6 W21$ E21 N7 E26 N31$ PTR=E15 FUS=[YR=2009] E13 S22 W9 N4 W4 N18$ 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	0812	CONCRETE C	0	100	0	0	1,104.00	SF	4.00	4.00	100	1994	1994	3	66	2,915	
2	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50	6.50	100	1994	1994	3	66	691	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1994	1994	3	66	64	

LAND DESCRIPTION

TOTAL OB/XF 3,670

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 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