LOT 16
IN OR 1155/947
OCEAN WALK PB 5/373

BASORE IRENE L
4961 SPANISH OAK CIR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-155W-0016-0000**

## BUILDING CHARACTERISTICS

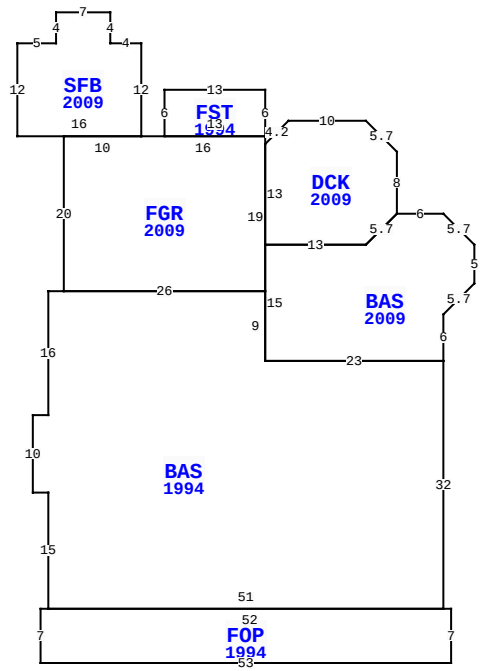
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 14 | WD SHINGLE 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,904 | 100 | 1994 | 1,904 | 361,512 |
| BAS | 413 | 100 | 2009 | 413 | 78,417 |
| DCK | 252 | 10 | 2009 | 25 | 4,747 |
| FGR | 520 | 55 | 2009 | 286 | 54,303 |
| FOP | 371 | 30 | 1994 | 111 | 21,075 |
| FST | 78 | 55 | 1994 | 43 | 8,164 |
| SFB | 220 | 80 | 2009 | 176 | 33,417 |
| TOTALS | 3,758 | | | 2,958 | 561,636 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,958 | 136.4513 | 215.59 | 637,715 | 1994 | 2000 | 0 | 0 | 0 | 11.93 | 88.07 |

1 SFR CUST – 100% - 2004 Heated Area: 2493 HX Base Yr 2004




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

4961 SPANISH OAKS CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 561,636 |
| TOTAL MARKET OB/XF VALUE | | 8,793 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 920,429 |
| SOH/AGL Deduction | | 590,890 |
| ASSESSED VALUE | | 329,539 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 273,817 |
| TOTAL JUST VALUE | | 920,429 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 823,456 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R034960 | REPAIR/RRF | 2,700 | 04/01/2003 |
| B9400976 | NEW CONSTR | 163,200 | 04/22/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1155/0947 | 7/22/2003 | WD | Q | I | 01 | 84,900 |
| GRANTOR: BASORE THOMAS B | | | | | | |
| GRANTEE: BASORE THOMAS B & I | | | | | | |
| 1060/0740 | 6/06/2002 | WD | Q | I | 01 | 84,500 |
| GRANTOR: BASORE THOMAS BENTON | | | | | | |
| GRANTEE: BASORE THOMAS BENTO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] U4 L4 W6 DCK=[YR=2009] N8 U4 L4 W10 D3 L3 FGR=[YR=2009] N1 FST=[YR=1994] N6 W13 S6 E13 $ W16 SFB=[YR=2009] N12 W4 N4 W7 S4 W5 S12 E16 $ W10 S20 BAS=[YR=1994] W2 S16 W2 S10 E2 S15 FOP=[YR=1994] W1 S7 E53 N7 W52 $ E51 N32 W23 N9 W26 $ E26 N19$ S13 E13 U4 R4 $ D4 L4 W13 S15 E23 N6 U4 R4 N5 $ .

## 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 | 1,950.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 66 | 5,148 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 236.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 1,012 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 18 | 13 | 234.00 | SF | 19.50 | 19.50 | 100 | 1994 | 1994 | 3 | 20 | 913 | |
| 4 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2003 | 2003 | 3 | 86 | 1,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,793

| 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