LOT 17
OCEAN WALK PB 5/373

LEWIS MARY KENDRA L/E/
4965 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0017-0000

BUILDING CHARACTERISTICS

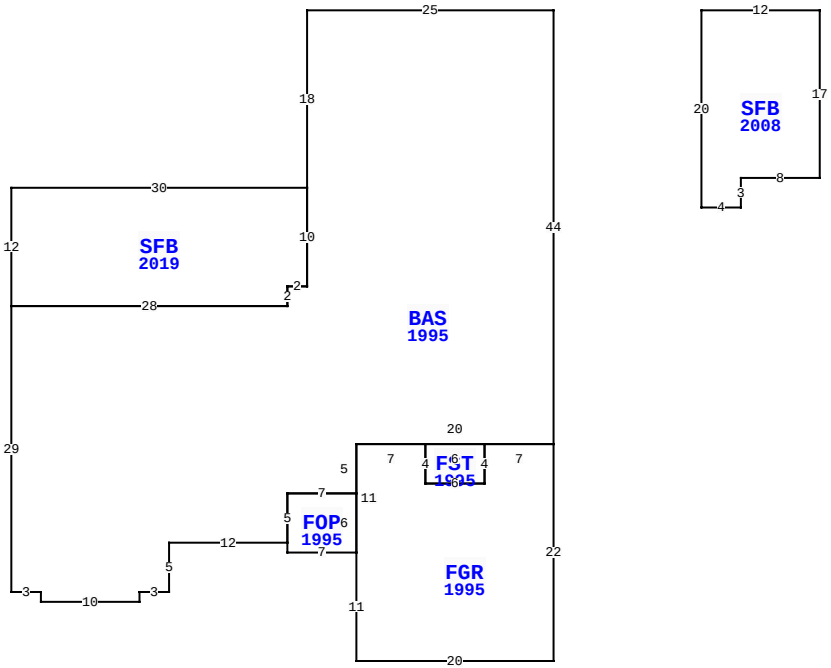
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,929	100	1995	1,929	363,785
FGR	416	55	1995	229	43,187
FOP	42	30	1995	13	2,451
FST	24	55	1995	13	2,451
SFB	216	80	2008	173	32,626
SFB	356	80	2019	285	53,747
TOTALS	2,983			2,642	498,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,642	139.5984	220.57	582,746	1995	1995	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2020 Heated Area: 2387 HX Base Yr 2020



4965 SPANISH OAKS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		498,248
TOTAL MARKET OB/XF VALUE		7,063
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		855,311
SOH/AGL Deduction		364,650
ASSESSED VALUE		490,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		439,939
TOTAL JUST VALUE		855,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006364	GLAS WALLS UND	44,085	06/14/2019
B21058	REMODEL	2,300	02/01/2008
B9401345	NEW CONSTR	152,500	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1021	12/06/2021	LE	U	I	14	100
GRANTOR: LEWIS MARY KENDRA						
GRANTEE: LEWIS MARY KENDRA L						
2245/1325	12/14/2018	WD	Q	I	02	460,000
GRANTOR: HALL PATRICIA &						
GRANTEE: LEWIS MARY KENDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 S18 SFB=[YR=2019] W30 S12 E28 N2 E2 N10 $ S10 W2 S2 W28 S29 E3 S1 E10 N1 E3 N5 E12 FOP=[YR=1995] S1 E7 FGR=[YR=1995] S11 E20 N22 W7 FST=[YR=1995] W6 S4 E6 N4 $ S4 W6 N4 W7 S11 $ N6 W7 S5 $ N5 E7 N5 E20 N44 $ PTR=E15 SFB=[YR=2008] E12 S17 W8 S3 W4 N20$ 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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,271.00	SF	4.00	4.00	100	1995	1995	3	68	3,457	
3	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50	100	1995	1995	3	68	760	
4	0810	CONCRETE A	0	100	7	6	42.00	SF	6.50	6.50	100	1995	1995	3	68	186	

LAND DESCRIPTION

TOTAL OB/XF 7,063

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 12/16/2019 BY DJNW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS