LOT 18
OCEAN WALK PB 5/373

PERRY RICHARD A JR
4969 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

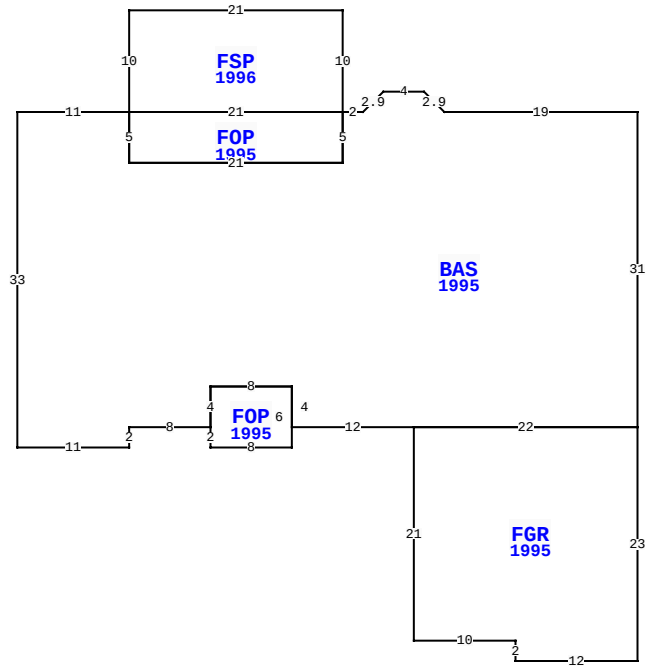
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,788	100	1995	1,788	341,200
FGR	486	55	1995	267	50,951
FOP	48	30	1995	14	2,672
FOP	105	30	1995	32	6,106
FSP	210	40	1996	84	16,030
TOTALS	2,637			2,185	416,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,185	141.2621	223.19	487,670	1995	1995	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2025 Heated Area: 1788 HX Base Yr 2025



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

4969 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		416,958
TOTAL MARKET OB/XF VALUE		7,309
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		774,267
SOH/AGL Deduction		0
ASSESSED VALUE		774,267
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		723,545
TOTAL JUST VALUE		774,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602581	REMODEL	4,880	02/01/1996
B9501586	NEW CONSTR	151,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/370	1/22/2024	WD	Q	I	02	885,000
GRANTOR: HIBBS DAVID L & PATRI						
GRANTEE: PERRY RICHARD A JR						
2596/1474	10/12/2022	CN	Q	I	01	850,000
GRANTOR: FERNANDINA BEACH RETR						
GRANTEE: HIBBS DAVID L & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 U2 L2 W4 D2 L2 W2 FSP=[YR=1996] N10 W21 S10 FOP=[YR=1995] S5 E21 N5 W21 $ E21 $ S5 W21 N5 W11 S33 E11 N2 E8 FOP=[YR=1995] S2 E8 N6 W8 S4 $ N4 E8 S4 E12 FGR=[YR=1995] S21 E10 S2 E12 N23 W22 $ E22 N31 $.

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	1,442.00	SF	4.00	4.00	100	1995	1995	3	68	3,922	
3	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	1995	1995	3	68	80	
4	0855	CONC PAVER	0	100	10	12	120.00	SF	7.00	7.00	100	2000	2000	3	77	647	

LAND DESCRIPTION

TOTAL OB/XF 7,309

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