



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	06	BD/BATTEN 90	0500	11	3,561	126.0729	199.20	709,351	1996	1999	0	0	0	18.13	81.87	VALUATION BY	STANDARD															
Exterior Wall	14	WD SHINGLE 10	1 SFR CUST - 100% - 2017										Heated Area: 3134					HX Base Yr 2017					Tax Group: 8					Tax Dist:				
Roof Structur	08	IRREGULAR 100											BUILDING MARKET VALUE										580,746									
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										33,670									
Interior Wall	05	DRYWALL 80											TOTAL LAND VALUE - MARKET										350,000									
Interior Wall	08	DECORATIVE 20											TOTAL MARKET VALUE										964,416									
Interior Floo	11	CLAY TILE 50											SOH/AGL Deduction										405,749									
Interior Floo	14	CARPET 50											ASSESSED VALUE										558,667									
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE										HX HB VX					55,722				
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE										502,945									
Bedrooms		4 100											TOTAL JUST VALUE										964,416									
Bathrooms		3 100											NCON VALUE										0									
Frame	02	WOOD FRAME 100											INCOME VALUE																			
Stories	2.	2. 100											PREVIOUS YEAR MKT VALUE										881,899									
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	2,178	100	1996	2,178	355,200																											
FGR	546	55	1996	300	48,926																											
FOP	28	30	1996	8	1,305																											
FOP	350	30	1996	105	17,124																											
FUS	400	100	1996	400	65,234																											
FUS	556	100	1996	556	90,675																											
UOP	24	20	1996	5	815																											
UST	20	45	2008	9	1,468																											
TOTALS		4,102			3,561	580,746																										
EXTRA FEATURES						4981 SPANISH OAKS CIR, FERNANDINA BEACH																										
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540																
2	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	100	1996	1996	3	70	4,766																
3	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1996	1996	3	70	177																
4	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1996	1996	3	70	137																
5	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	1996	1996	3	70	228																
6	0855	CONC PAVER	0	100	0	0	164.00	SF	7.00	7.00	100	2003	2003	3	82	941																
7	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2008	2008	3	88	141																
8	0855	CONC PAVER	0	100	3	8	24.00	SF	10.00	10.00	100	2008	2008	3	88	211																
9	0911	SCRN RM A	0	100	0	0	805.00	SF	17.50	17.50	100	2011	2011	3	45	6,339																
10	0861	POOL GUNIT	0	100	0	0	253.00	SF	85.00	85.00	100	2011	2011	3	60	12,903																
LAND DESCRIPTION						TOTAL OB/XF										27,383																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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															

TETU ROBERT G JR & KAREN S L/E/
4981 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-155W-0021-0000

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