



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
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
BAS	2,303	100
FGR	562	55
FOP	141	30
FSP	293	40
STP	24	10
TOTALS	3,323	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,773	141.7930	224.03	621,235	1996	2006	0	0	8.50	91.50
1 SFR CUST - 100% - 2025											
Heated Area: 2303											
HX Base Yr 2025											
BLD DATE	03/03/2023	NW	LGL DATE	03/14/2024	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

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VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 8					Tax Dist:			
BUILDING MARKET VALUE					568,430			
TOTAL MARKET OB/XF VALUE					9,625			
TOTAL LAND VALUE - MARKET					350,000			
TOTAL MARKET VALUE					928,055			
SOH/AGL Deduction					0			
ASSESSED VALUE					928,055			
TOTAL EXEMPTION VALUE					HX HB VX			
BASE TAXABLE VALUE					872,333			
TOTAL JUST VALUE					928,055			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					829,819			

EXTRA FEATURES						4989 SPANISH OAKS CIR, FERNANDINA BEACH				INC DATE		3 R/L AG DATE		08/24/2024		125	
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695		
2	0812	CONCRETE C	0 100	0	0	1,162.00	SF	4.00	4.00	100	1996	1996	3	70	3,254		
3	0810	CONCRETE A	0 100	0	0	174.00	SF	6.50	6.50	100	1996	1996	3	70	792		
4	0810	CONCRETE A	0 100	0	0	47.00	SF	6.50	6.50	100	1996	1996	3	70	214		
5	0820	WOOD WALK	0 100	6	4	24.00	SF	11.75	11.75	100	2000	2000	3	40	113		
6	0855	CONC PAVER	0 100	0	0	281.00	SF	10.00	10.00	100	2011	2011	3	91	2,557		