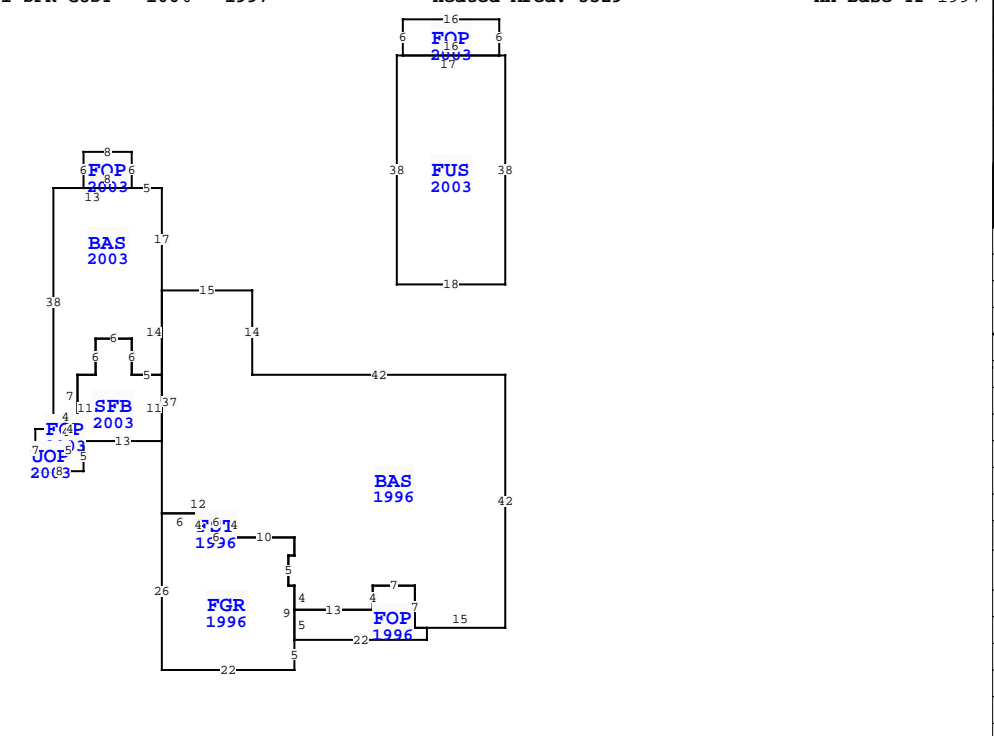


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	3,916	125.6157	198.47	777,209	1996	2000	0	0	12.00	88.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		683,944	
TOTAL MARKET OB/XF VALUE		32,710	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,066,654	
SOH/AGL Deduction		669,545	
ASSESSED VALUE		397,109	
TOTAL EXEMPTION VALUE		HX HB VX VP WX 127,999	
BASE TAXABLE VALUE		269,110	
TOTAL JUST VALUE		1,066,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		948,797	



Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MKT NUM		MKT AREA			
NEIGHBORHOOD/LOC		3033.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100	1996	2,143	374,282
BAS	550	100	2003	550	96,060
FGR	503	55	1996	277	48,379
FOP	132	30	1996	40	6,986
FOP	16	30	2003	5	873
FOP	48	30	2003	14	2,446
FOP	96	30	2003	29	5,065
FST	24	55	1996	13	2,270
FUS	684	100	2003	684	119,463
SFB	190	80	2003	152	26,547
<b>TOTALS</b>	<b>4,432</b>			<b>3,916</b>	<b>683,944</b>

\*\* This building has 11 Sub-Areas  
4991 SPANISH OAKS CIR, FERNANDINA BEACH, FL 32034

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209537	FOUNDATION	6,000	04/01/2002
B9502482	XFOB	12,138	12/01/1995
B9502338	SWIM POOL	11,000	11/01/1995
B9502098	NEW CONSTR	166,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/1148	9/16/1997	WD	U	I	07	100

GRANTOR: ATLANTIC BUILDERS  
GRANTEE: GERARDE DONALD R &  
0757/0063 4/16/1996 WD Q V 06 100  
GRANTOR: ATLANTIC BUILDERS INC  
GRANTEE: GERARDE DONALD & CO

EXTRA FEATURES																	
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	3,500.00	100	1996	1996	3	77	2,695		
2	0812	CONCRETE C	0	100	0	0		740.00	SF 4.00	4.00	100	1996	1996	3	70	2,072	
3	0810	CONCRETE A	0	100	0	0		139.00	SF 6.50	6.50	100	1996	1996	3	70	632	
4	0910	SCRN RM L	0	100	42	30		1,260.00	SF 15.00	15.00	100	1996	1996	3	20	3,780	
5	0810	CONCRETE A	0	100	0	0		55.00	SF 6.50	6.50	100	1996	1996	3	70	250	
6	0861	POOL GUNIT	0	100	0	0		378.00	SF 85.00	85.00	100	1996	1996	3	20	6,426	
7	0845	KOOL DECK	0	100	0	0		912.00	SF 7.25	7.25	100	1996	1996	3	70	4,628	
8	0811	CONCRETE B	0	100	0	0		621.00	SF 5.20	5.20	100	2003	2003	3	82	2,648	
9	0810	CONCRETE A	0	100	0	0		161.00	SF 6.50	6.50	100	2003	2003	3	82	858	
10	0825	BRICK	0	100	0	0		150.00	SF 12.50	12.50	100	2003	2003	3	95	1,781	

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=1996] W42 N14 W15 BAS=[YR=2003] N17 W5 FOP=[YR=2003] N6 W8 S6 E8 \$ W13 S38 FOP=[YR=2003] S2 UOP=[YR=2003] W3 S7 E8 N5 SFB=[YR=2003] E13 N11 W5 N6 W6 S6 W3 S11 E1 \$ W5 N2 \$ S2 E4 N4 W4 \$ E4 N7 E3 N6 E6 S6 E5 N14 \$ S37 FGR=[YR=1996] S26 E22 N5 FOP=[YR=1996] E22N2 W2 N7 W7 S4 W13 S5\$ N9 W1 N5 E1 N3 W10 FST=[YR=1996] N4 W6 S4 E6\$ W6 N4 W6\$ E12 S4 E10 S3 W1S5 E1 S4 E13 N4 E7 S7 E15 N42\$ PTR = N15 FUS=[YR=2003] N38 W1 FOP=[YR=2003] N6 W16 S6 E16 \$ W17 S38 E18 \$ S15 \$ .			

LAND DESCRIPTION														TOTAL OB/XF										
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							

