LOT 25 EX S-1
IN OR 1909/20
OCEAN WALK PB 5/373

MCCOLLUM JAMES E & BARBARA K
4995 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0025-0000

BUILDING CHARACTERISTICS

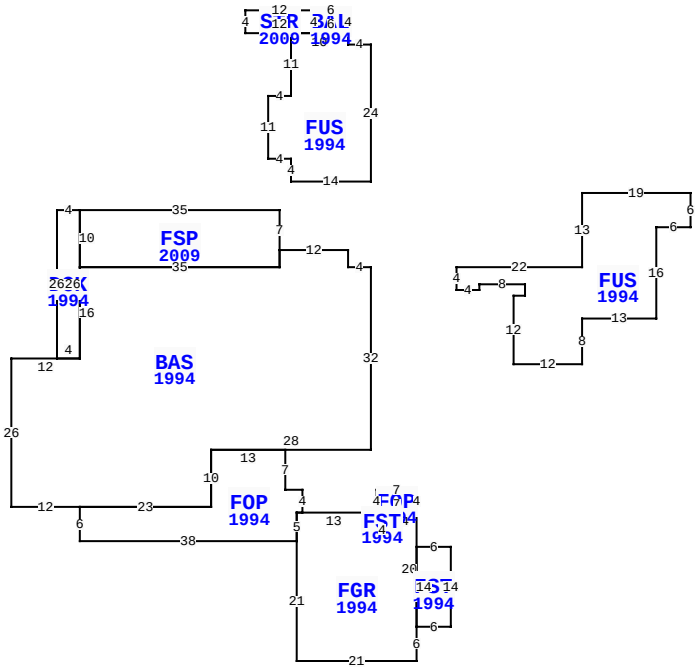
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	24	15	1994	4	705
BAS	2,210	100	1994	2,210	389,175
DCK	104	10	1994	10	1,761
FGR	534	55	1994	294	51,773
FOP	28	30	1994	8	1,409
FOP	368	30	1994	110	19,371
FSP	350	40	2009	140	24,654
FST	12	55	1994	7	1,232
FST	84	55	1994	46	8,100
FUS	400	100	1994	400	70,439
TOTALS	4,718			3,790	667,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,790	127.7874	201.90	765,201	1994	1998	0	0	0	12.78	87.22

1 SFR CUST – 100% - 2002 Heated Area: 3166 HX Base Yr 2002



** This building has 12 Sub-Areas

4995 SPANISH OAKS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		667,408
TOTAL MARKET OB/XF VALUE		14,227
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,031,635
SOH/AGL Deduction		660,655
ASSESSED VALUE		370,980
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		320,258
TOTAL JUST VALUE		1,031,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		916,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23030	REPAIR/RRF	6,000	11/01/2009
B0108902	REMODEL	6,000	10/01/2001
B9905724	XFOB	1,850	01/01/1999
B00775	NEW CONSTR	135,309	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1909/0020	3/10/2014	QC	U	I	11	100
GRANTOR: MCCOLLUM JAMES E & BA						
GRANTEE: BECKHAM KATHERINE M						
0998/1313	7/19/2001	WD	Q	I		338,000
GRANTOR: NASSAR SCOTT B & AMY						
GRANTEE: MCCOLLUM JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 N3 W12 FSP=[YR=2009] N7 W35 DCK=[YR=1994] W4 S26 E4 N26$ S10 E35 N3$ S3 W35 S16 W12 S26 E12 FOP=[YR=1994] S6 E38FGR=[YR=1994] S21 E21 N6 FST=[YR=1994] E6 N14 W6 S14 $ N20 FOP=[YR=1994] N4 W7 S4 FST=[YR=1994] W1 S3 E4 N3 W3 $ E7 $ W4 S3 W4 N3 W13 S5 $N5 E1 N4 W3 N7 W13 S10 W23 $ E23 N10 E28 N32 $ PTR= E15 FUS=[YR=1994] E22 N13 E19 S6 W6 S16W13 S8 W12 N12 E2 N2 W8 S1 W4 N4 $W15$ PTR= N15 FUS=[YR=1994] N24W4 N2 BAL=[YR=1994] N4 W6 STR=[YR=2009] W12S4E12N4$ S4 E6 $ W10 S11 W4 S11 E4 S4 E14 $ S15 $.

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	0812	CONCRETE C	0	100	0	0	1,565.00	SF	4.00	4.00	100	1994	1994	3	66	4,132	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1994	1994	3	66	172	
4	0855	CONC PAVER	0	100	0	0	872.00	SF	10.00	10.00	100	2001	2001	3	79	6,889	
5	1242	WD DECK A	0	100	0	0	586.00	SF	10.00	10.00	100	2001	2001	3	20	1,172	
6	0820	WOOD WALK	0	100	3	3	9.00	SF	11.75	11.75	100	2001	2001	3	40	42	

LAND DESCRIPTION

TOTAL OB/XF 14,227

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 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS