

Kawecki Gerald J & Catherine D
4999 Spanish Oaks Circle
Fernandina Beach, FL 32034

00-00-30-155W-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 90

Exterior Wall14WD SHINGLE 10

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor12HARDWOOD 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
2. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3033.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE

BAS1,96610019961,966339,527

BAS375100200937564,762

DCK108102009111,899

FDG58860199635360,963

FOP34630199610417,961

FSP2404020099616,579

FUS6021001996602103,966

STP81019961173

STP121019961173

STR91020091173

TOTALS4,5673,629626,726

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100199619963771,540

20812CONCRETE C0100001,588.00SF4.004.00100199619963704,446

30825BRICK01005315.00SF12.5012.5010019961996391171

40825BRICK010000455.00SF8.758.75100200020003933,703

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-10.000.001.00LT1.001.001.10350,000.00385,000.00385,000REVIEW DATE04/14/2020BYDJATotal Acres: 0.00Total Land Value: 385,000Market: 0Agricultural: 0Common: 385,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500113,629123.9012195.76710,413199620000011.7888.22

1 SFR CUST - 100% - 1997Heated Area: 2943HX Base Yr 1997

UDS61996UDS51996BAS2009DCK2009STP1996FOP1996FSP2009USP2009FUS1996STP1996

** This building has 14 Sub-Areas

BLD DATE03/03/2023NWLFGL DATE03/14/2024MLULAND DATEAG DATE

4999 SPANISH OAKS CIR, FERNANDINA BEACHFLORIDA 32130

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE626,726

TOTAL MARKET OB/XF VALUE9,860

TOTAL LAND VALUE - MARKET385,000

TOTAL MARKET VALUE1,021,586

SOH/AGL Deduction719,204

ASSESSED VALUE302,382

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE246,660

TOTAL JUST VALUE1,021,586

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE913,333

SALES DATA

OFF RECORD NumberDATETYPEQU / V / I / RSN CD SALE PRICE

0756/06244/09/1996WDQI137,000

GRANTOR: ATLANTIC BUILDERS INC

GRANTEE: KAWECKI GERALD J &

0734/06307/20/1995WDUV09137,000

GRANTOR: CRISP BROTHERS INC

GRANTEE: ATLANTIC BUILDERS I

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2009] W13 FSP=[YR=2009] W24 BAS=[YR=1996] W2 U2 L2 W4 D2 L2 W1 N3 STR=[YR=2009] E3 N3 W3 DCK=[YR=2009] N6 W12 S6 STR=[YR=2009] W4 S3 E4 N3 \$ S3 E12 N3 \$ S3W12 S3 W3 S1 BAS=[YR=2009] W15 S25 E15 N25 \$ S31 E15 FOP=[YR=1996] S9 STP=[YR=1996] W2 S6 E2 N6 \$ S7 E27 STP=[YR=1996] S2 E4 N2 W4 \$ E9 N6 W23 N10 W13\$ E13 S10 E35 N26 W13 N6 W24 N10 \$ S10 E24 N10 \$ S16 E13 N16 \$ PTR=E15 FUS=[YR=1996] E19 S11 E22 S5 W4 N1 W6 S14 W14 N7 W11 N15 W6 N7\$ W15\$ PTR=N10 FDG=[YR=1996] N21 E1 UDS=[YR=1996] N6 E8 S6 W8\$ E13 UDS=[YR=1996] N5 E9 S5 W9\$ E14 S21 W28\$ S10\$.