LOT 30
OCEAN WALK PB 5/373

GIGGEY ANN IRVING & MATTHEW L/E/
4980 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

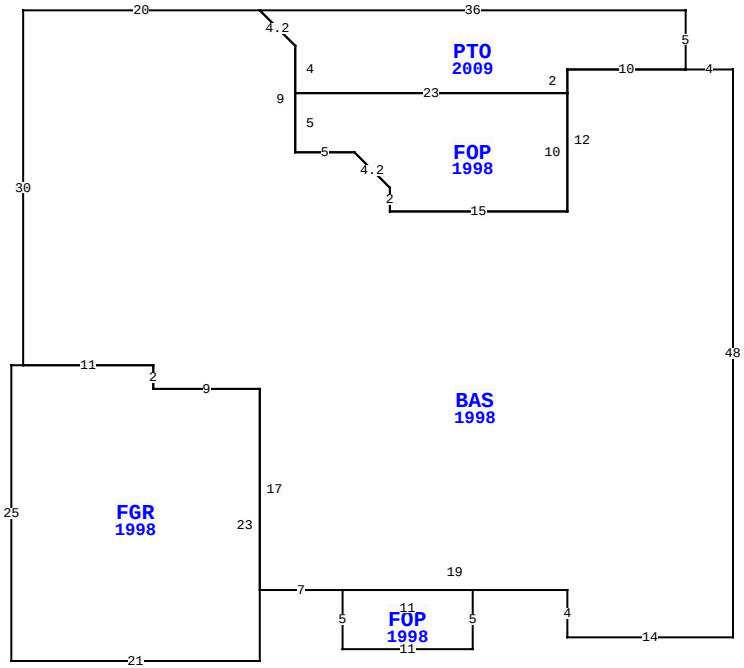
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	1998	2,204	391,339
FGR	507	55	1998	279	49,539
FOP	55	30	1998	16	2,841
FOP	195	30	1998	58	10,298
PTO	216	5	2009	11	1,953
TOTALS	3,177			2,568	455,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,568	139.5984	220.57	566,424	1998	1998	0	0	0	19.50	80.50

1 SFR CUST – 100% - 2023 Heated Area: 2204 HX Base Yr 2023



4980 SPANISH OAKS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		455,971
TOTAL MARKET OB/XF VALUE		19,954
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		825,925
SOH/AGL Deduction		151,731
ASSESSED VALUE		674,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		623,472
TOTAL JUST VALUE		825,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005551	CABANA 2/2	112,754	05/08/2024
B240004957	REMODEL HOME AND	370,246	04/26/2024
B240004963	BUILDING A NEW SI	4,365	04/26/2024
B25014	REMODEL	499	08/01/2011
P14601	OTHER	0	01/01/2011
B9805109	NEW CONSTR	118,284	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/882	1/29/2024	LE	U	I	11	100
GRANTOR: GIGGEY MATTHEW & ANN						
GRANTEE: GIGGEY SEAN STUART						
2589/0224	8/31/2022	WD	Q	I	01	840,000
GRANTOR: THRIFT GEORGENE & PHI						
GRANTEE: GIGGEY ANN IRVING &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 PTO=[YR=2009] N5W36 D3 R3 S4 FOP=[YR=1998] S5 E5 D3 R3 S2 E15 N10 W23$ E23 N2 E10$ W10 S12 W15 N2 U3 L3 W5 N9 U3 L3 W20 S30 FGR=[YR=1998] W1 S25 E21 N23 W9 N2 W11 $ E11 S2 E9 S17 E7 FOP=[YR=1998] S5 E11 N5 W11 $ E19 S4 E14 N48 $.

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	0810	CONCRETE A	0	100	0	0	983.00	SF	6.50	6.50	100	1998	1998	3	73	4,664	
2	0810	CONCRETE A	0	100	0	0	158.00	SF	6.50	6.50	100	1998	1998	3	73	750	
3	0866	POOL FIBER	0	100	0	0	540.00	SF	72.00	72.00	100	2006	2006	3	24	9,331	
4	0845	KOOL DECK	0	100	0	0	720.00	SF	7.25	7.25	100	2006	2006	3	86	4,489	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	

LAND DESCRIPTION

TOTAL OB/XF 19,954

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/29/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS