

LOT 32
IN OR 1705/1114
OCEAN WALK PB 5/373

BOOKER DONALD E & BARBARA G
PO BOX 15327
FERNANDINA BEACH, FL 32035

2025

00-00-30-155W-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	1999	2,402	466,203
FGR	570	55	1999	314	60,944
FOP	68	30	1999	20	3,882
FSP	518	40	2021	207	40,176
FST	16	55	1999	9	1,747
FUS	399	100	1999	399	77,442
PTO	70	5	1999	4	776
UOP	80	20	2021	16	3,105

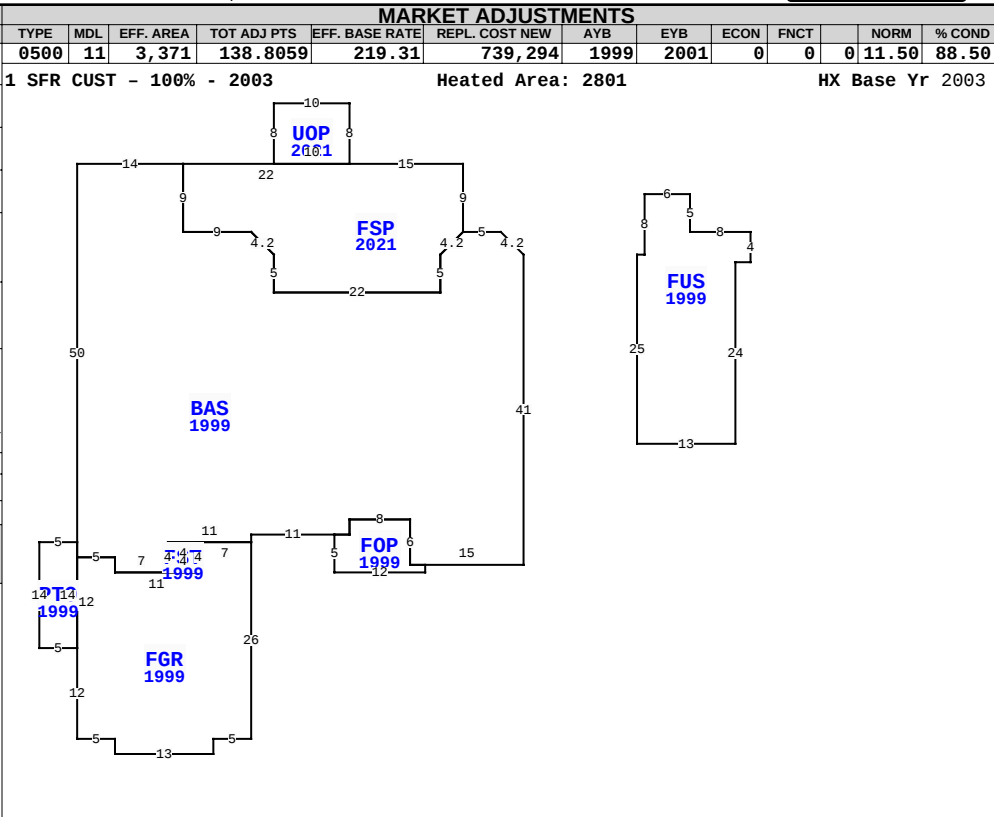
TOTALS	4,123			3,371	654,275
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EXTRA FEATURES

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	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,031.00	SF	6.50	6.50	100	1999	1999	3	75	5,026	
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1999	1999	3	75	98	
4	0855	CONC PAVER	0	100	0	0	247.00	SF	7.00	7.00	100	2001	2001	3	79	1,366	
5	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2021	2021	3	99	891	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

4972 SPANISH OAKS CIR, FERNANDINA BEACH

TOTAL OB/XF																	10,216
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			STANDARD
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE					654,275
TOTAL MARKET OB/XF VALUE					10,216
TOTAL LAND VALUE - MARKET					350,000
TOTAL MARKET VALUE					1,014,491
SOH/AGL Deduction					643,756
ASSESSED VALUE					370,735
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					320,013
TOTAL JUST VALUE					1,014,491
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					901,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008960	ADDITION	0	11/01/2020
B9805357	NEW CONSTR	155,076	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1705/1114	10/11/2010	TD	U	I	30	100

GRANTOR: BOOKER DONALD & BARBARA
GRANTEE: BOOKER DONALD E & B
1047/0757 4/02/2002 WD Q I 340,000
GRANTOR: GALLAMORE CHRISTOPHER
GRANTEE: BOOKER DONALD E & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W5 FSP=[YR=2021] N9 W15 UOP=[YR=2021] N8 W10 S8 E10\$ W22 S9 E9 D3 R3 S5 E22 N5 U3 R3 \$ D3 L3 S5 W22 N5 U3 L3 W9N9 W14 S50 PTO=[YR=1999] W5 S14 E5 FGR=[YR=1999] S12 E5 S2 E13 N2 E5 N26 W7 FST=[YR=1999] W4 S4 E4 N4 \$ S4 W11 N2 W5 S12 \$ N14 \$ S2 E5 S2 E7 N4 E11 N1 E11 FOP=[YR=1999] S5 E12 N1 W2 N6 W8 S2 W2 \$ E2 N2 E8 S6 E15 N41 \$ PTR= E15 FUS=[YR=1999] E1 N8 E6 S5 E8 S4 W2 S24 W13 N25 \$ W15 \$.