LOT 33
OCEAN WALK PB 5/373

LETSON MICHAEL E JR & DANA
4968 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-155W-0033-0000

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	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
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

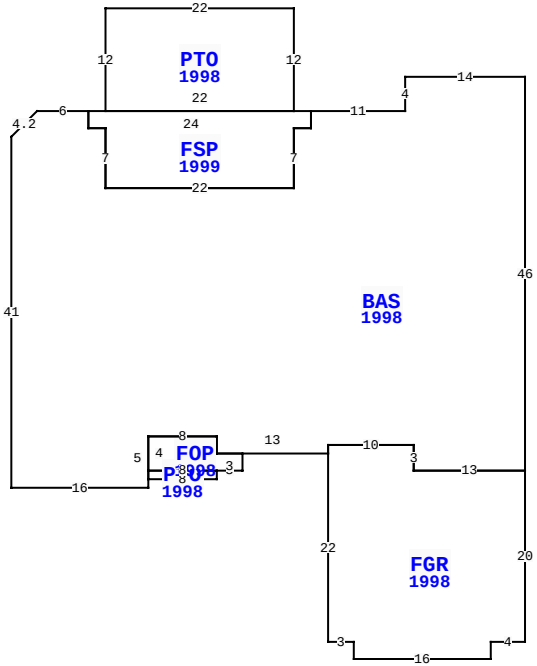
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	1998	2,310	447,196
FGR	522	55	1998	287	55,561
FOP	38	30	1998	11	2,130
FSP	206	40	1999	82	15,874
PTO	8	5	1998	0	0
PTO	264	5	1998	13	2,517
TOTALS	3,348			2,703	523,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,703	139.2326	219.99	594,633	1998	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2022 Heated Area: 2310 HX Base Yr 2022



4968 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		523,277
TOTAL MARKET OB/XF VALUE		8,893
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		882,170
SOH/AGL Deduction		245,869
ASSESSED VALUE		636,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		585,579
TOTAL JUST VALUE		882,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		791,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012938	REPAIR/RRF	48,278	08/23/2022
B9906654	ADDITION	2,308	12/01/1999
B9805108	NEW CONSTR	114,420	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1096	6/18/2021	TD	Q	I	01	660,000
GRANTOR: CUTLER WILLIAM C LIVI						
GRANTEE: LETSON MICHAEL E JR						
0966/0552	1/11/2001	WD	Q	I	01	100
GRANTOR: CUTLER WM C & NANCY B						
GRANTEE: CUTLER WM C & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 S4 W11 FSP=[YR=1999] W2 PTO=[YR=1998]
N12 W22 S12 E22 $ W24 S2 E2 S7 E22 N7 E2 N2 $ S2 W2 S7 W22 N7
W2 N2 W6 D3 L3 S41E16 N1 PTO=[YR=1998] E8 N1 FOP=[YR=1998]
E3 N2 W3 N2 W8 S4 E8 $ W8 S1 $ N5 E8 S2 E13 FGR=[YR=1998]
S22 E3 S2 E16 N2 E4 N20 W13 N3 W10 S1 $ N1 E10 S3 E13 N46 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	1,208.00	SF	6.50	6.50	100	1998	1998	3	73	5,732	
3	0810	CONCRETE A	0	100	0	0	76.00	SF	6.50	6.50	100	1998	1998	3	73	361	

LAND DESCRIPTION

TOTAL OB/XF 8,893

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