LOT 41
IN OR 1239/663
OCEAN WALK PB 5/373

REICHELT DANIEL & LAURA J REV TRUST/REICHELT DANIE
W153 N5186 PLAZA DRIVE
MENOMONEE FALLS, WI 53051

2025

00-00-30-155W-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

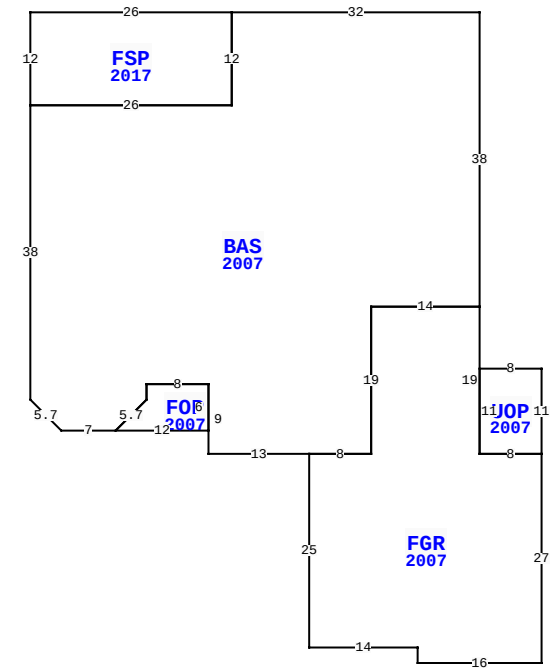
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,595	100	2007	2,595	517,672
FGR	1,048	55	2007	576	114,906
FOP	56	30	2007	17	3,391
FSP	312	40	2017	125	24,936
UOP	88	20	2007	18	3,590
TOTALS	4,099			3,331	664,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,331	137.9880	218.02	726,225	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 0% - 2024 Heated Area: 2595 HX Base Yr



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

4914 SPANISH OAKS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	664,496
TOTAL MARKET OB/XF VALUE	7,610
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	1,022,106
SOH/AGL Deduction	24,292
ASSESSED VALUE	997,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	997,814
TOTAL JUST VALUE	1,022,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	907,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11850	MECH OTHER	0	08/01/2006
P11111	OTHER	0	05/01/2006
C17433	CO ISSUED	0	03/01/2006
R09087	REPAIR/RRF	8,000	03/01/2006
B17433	NEW CONSTR	347,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1273	5/03/2023	WD	Q	I	01	800,000
GRANTOR: KNEEBONE MARILYN L						
GRANTEE: REICHELT DANIEL & L						
1239/0663	6/21/2004	WD	Q	I		267,500
GRANTOR: PHILO RONALD SR & RON						
GRANTEE: KNEEBONE RONALD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 FSP=[YR=2017] W26 S12 E26 N12$ S12 W26 S38 D4 R4 E7 FOP=[YR=2007] E12 N6 W8 S2 D4 L4 $ R4 U4 N2 E8 S9 E13 FGR=[YR=2007] S25 E14 S2 E16 N27 UOP=[YR=2007] N11 W8 S11 E8$ W8 N19 W14 S19 W8$ E8 N19 E14 N38$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0812	CONCRETE C	0	0	0	0	1,507.00	SF	4.00	4.00	100	2007	2007	3	87	5,244	
3	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2007	2007	3	87	566	

LAND DESCRIPTION

TOTAL OB/XF 7,610

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS