LOT 4
OCEAN WALK PB 5/373

MCDONALD JOHN J & KATHERINE W
4913 SPANISH OAK CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0004-0000

BUILDING CHARACTERISTICS

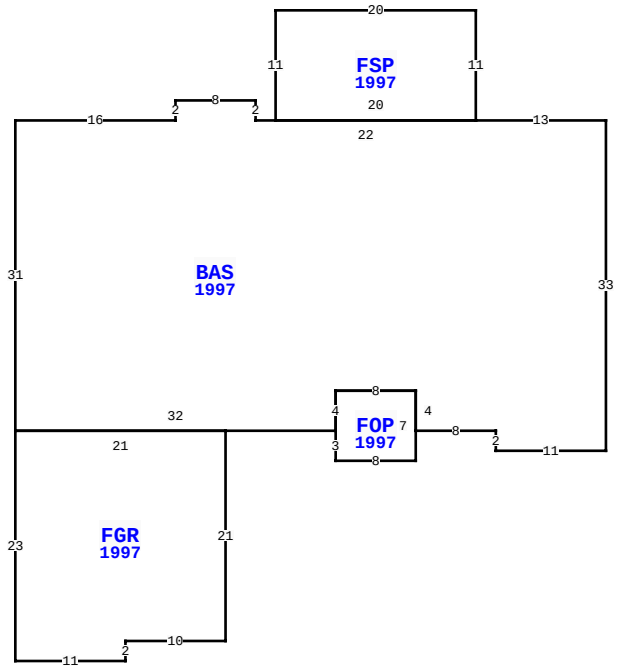
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,835	100	1997	1,835	377,992
FGR	463	55	1997	255	52,527
FOP	56	30	1997	17	3,502
FSP	220	40	1997	88	18,127
TOTALS	2,574			2,195	452,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,195	142.6312	236.77	519,710	1997	1999	0	0	0	13.00	87.00

1 SFR CUST 0% - 0 Heated Area: 1835 HX Base Yr



4913 SPANISH OAKS CIR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	452,148
TOTAL MARKET OB/XF VALUE	2,695
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	814,843
SOH/AGL Deduction	51,874
ASSESSED VALUE	762,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,969
TOTAL JUST VALUE	814,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703684	NEW CONSTR	89,395	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/1250	6/28/2021	WD	Q	I	01	600,000
GRANTOR: PAETSCH WALTER E						
GRANTEE: MCDONALD JOHN J & K						
1003/0803	8/15/2001	WD	Q	I		240,000
GRANTOR: WORMHOUDT JAMES F & A						
GRANTEE: PAETSCH WALTER E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 FSP=[YR=1997] N11 W20 S11 E20 $ W22 N2 W8 S2 W16 S31 FGR=[YR=1997] S23 E11 N2 E10 N21 W21 $ E32 FOP=[YR=1997] S3 E8 N7 W8 S4 $ N4 E8 S4 E8 S2 E11 N33 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	360,000.00	360,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS