LOT 5
OCEAN WALK PB 5/373

REASON HENRIETTA L/E/
4917 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0005-0000

BUILDING CHARACTERISTICS

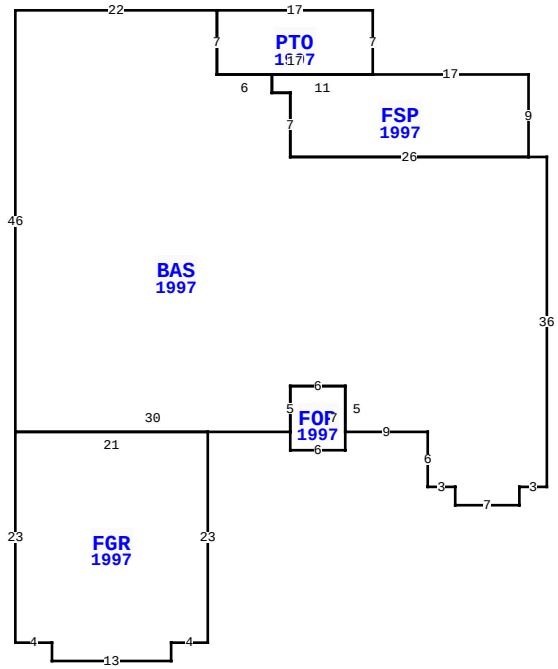
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,222	100	1997	2,222	454,417
FGR	509	55	1997	280	57,262
FOP	42	30	1997	13	2,658
FSP	238	40	1997	95	19,428
PTO	119	5	1997	6	1,227
TOTALS	3,130			2,616	534,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,616	143.2560	237.80	622,085	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2022 Heated Area: 2222 HX Base Yr 2022



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

4917 SPANISH OAKS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		534,993
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		897,688
SOH/AGL Deduction		282,864
ASSESSED VALUE		614,824
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		558,413
TOTAL JUST VALUE		897,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		869,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/4598	5/05/2022	LE	U	I	11	100
GRANTOR: REASON HENRIETTA						
GRANTEE: BURFORD ERIC A & EV						
2446/1227	3/25/2021	WD	Q	I	01	602,500
GRANTOR: REDDING RONALD K & EL						
GRANTEE: REASON HENRIETTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 FSP=[YR=1997] N9 W17 PTO=[YR=1997] N7 W17 S7 E17 $ W11 S2 E2 S7 E26 $ W26 N7 W2 N2 W6 N7 W22 S46 FGR=[YR=1997] S23 E4 S2 E13 N2 E4 N23 W21 $ E30 FOP=[YR=1997] S2 E6 N7 W6 S5 $ N5 E6 S5 E9 S6 E3 S2 E7 N2 E3 N36 $.

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	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	100		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