



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	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
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	1,876	100	1996	1,876	377,594
FGR	484	55	1996	266	53,539
FOP	48	30	1996	14	2,818
FSP	368	40	2005	147	29,588
FUS	264	100	2005	264	53,137
TOTALS	3,040			2,567	516,676

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,567	134.7216	223.64	574,084	1996	2005	0	0
1 SFR CUST 0% - 2026 Heated Area: 2140 HX Base Yr									
BLD DATE	03/03/2023			NW	LGL DATE	04/09/2026			
XF DATE					LAND DATE				
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				516,676		
TOTAL MARKET OB/XF VALUE				2,660		
TOTAL LAND VALUE - MARKET				360,000		
TOTAL MARKET VALUE				879,336		
SOH/AGL Deduction				0		
ASSESSED VALUE				879,336		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				879,336		
TOTAL JUST VALUE				879,336		
NCON VALUE				11,070		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				826,316		

EXTRA FEATURES										4925 SPANISH OAKS CIR, FERNANDINA BEACH				INC DATE		AG DATE		04/03/2025		12:23	
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660					