LOT 8
IN OR 1857/973
OCEAN WALK PB 5/373

REYNA VALERIE &/BRAINERD CHARLES
3 WHISPERING PINES DR
ITHACA, NY 14850

2026

00-00-30-155W-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

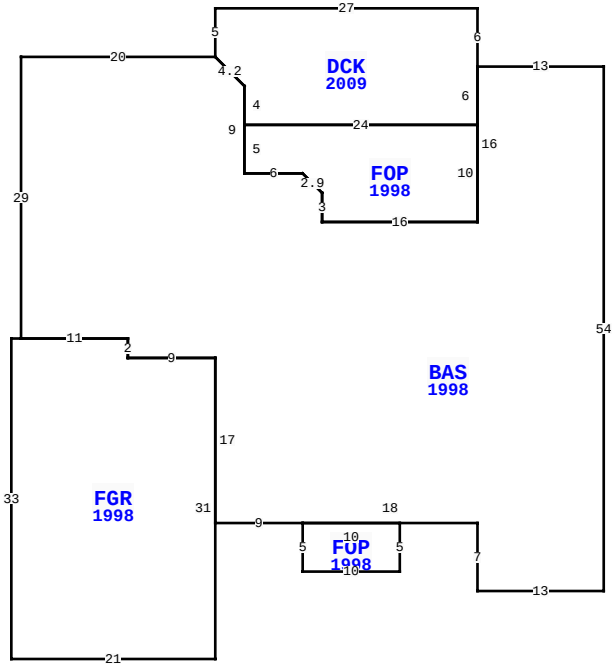
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1998	2,222	438,012
DCK	308	10	2009	31	6,111
FGR	675	55	1998	371	73,133
FOP	50	30	1998	15	2,957
FOP	202	30	1998	61	12,024
TOTALS	3,457			2,700	532,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,700	137.2819	227.89	615,303	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 0% - 0 Heated Area: 2222 HX Base Yr



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

4929 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	532,237
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	895,002
SOH/AGL Deduction	154,264
ASSESSED VALUE	740,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	740,738
TOTAL JUST VALUE	895,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	869,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704325	NEW CONSTR	109,345	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0973	5/01/2013	WD	Q	I	02	400,000
GRANTOR: MCGOWN MICHAEL R & DO						
GRANTEE: REYNA VALERIE & CHA						
0824/1573	3/03/1998	WD	Q	I		180,500
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: MCGOWN MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 DCK=[YR=2009] N6 W27 S5 D3 R3 S4 FOP=[YR=1998] S5 E6 D2 R2 S3 E16 N10 W24$ E24 N6$ S16 W16 N3 L2 U2 W6 N9 L3 U3 W20 S29 FGR=[YR=1998] W1 S33 E21 N31 W9 N2 W11 $ E11 S2 E9 S17 E9 FOP=[YR=1998] S5 E10 N5 W10 $ E18 S7 E13 N54$.

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	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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