LOT 9
IN OR 1462/845
OCEAN WALK PB 5/373

MALIWAUKI JAMES R & ANNE M
4933 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0009-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

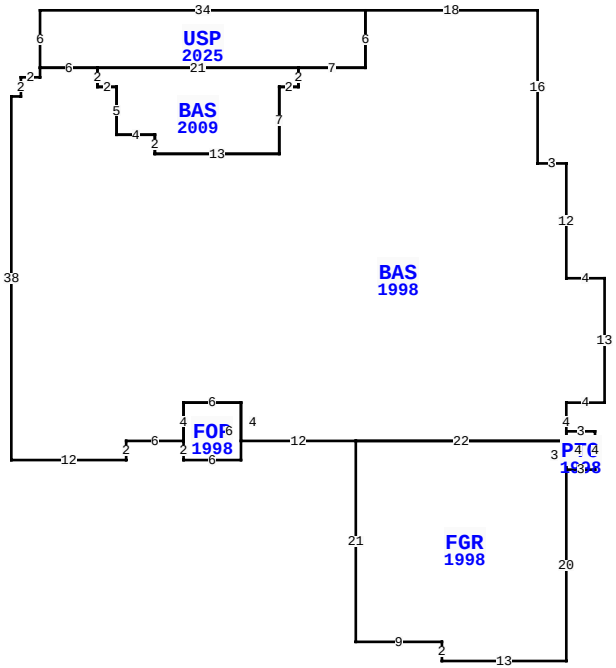
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,234	100	1998	2,234	435,051
BAS	153	100	2009	153	29,796
FGR	488	55	1998	268	52,190
FOP	36	30	1998	11	2,142
PTO	12	5	1998	1	195
USP	204	30	2025	61	11,879
TOTALS	3,127			2,728	531,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,728	134.8435	223.84	610,636	1998	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 2010 Heated Area: 2387 HX Base Yr 2010



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

4933 SPANISH OAKS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		531,253
TOTAL MARKET OB/XF VALUE		67,024
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		958,277
SOH/AGL Deduction		581,664
ASSESSED VALUE		376,613
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		320,202
TOTAL JUST VALUE		958,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		921,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011754	POOL ENCLOSURE	20,898	10/18/2024
SP240002195	POOL	106,900	02/23/2024
B9804832	NEW CONSTR	105,313	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/0845	11/30/2006	WD	Q	I		540,000
GRANTOR: FOREMAN GERALD L & SU						
GRANTEE: MALIWAUKI JAMES R &						
0934/1627	6/02/2000	WD	Q	I		256,500
GRANTOR: MILLER BETTY J						
GRANTEE: FOREMAN GERALD & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W4 N12 W3 N16 W18 S6 W7 S2 W2 S7 W13 N2 W4 N5 W2 N2 W6 S1 W2 S2 W1 S38 E12 N2 E6 N4 E6 S4 E12 E22 N4 E4 N13 $
FGR=[YR=1998;ORIG=-26,17] S21 E9 S2 E13 N20 N3 W22 $
BAS=[YR=2009;ORIG=-32,-22] W21 S2 E2 S5 E4 S2 E13 N7 E2 N2 $
FOP=[YR=1998;ORIG=-44,17] S2 E6 N6 W6 S4 $
PTO=[YR=1998;ORIG=-4,20] E3 N4 W3 S4 $
USP=[YR=2025;ORIG=-59,-28] E34 S6 W7 W21 W6 N6 $
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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	1998	1998	3	79	2,765	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
7	0912	SCRN RM G	0	100	0	0	700.00	SF	21.00	21.00	100	2025	2024		97	14,259	

LAND DESCRIPTION

TOTAL OB/XF 67,024

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 04/24/2024 BY DJ Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS