LOT 10
IN OR 766 PG 1176
OCEAN WALK PB 5/373

SILVER VALERIE B
4937 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-155W-0010-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

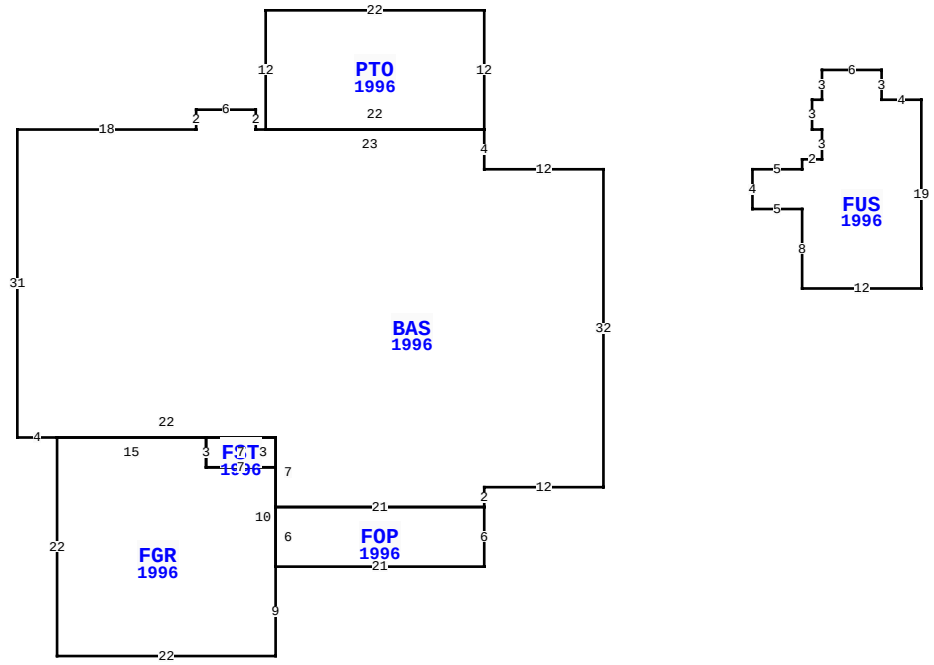
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,000 | 100 | 1996 | 2,000 | 405,954 |
| FGR | 463 | 55 | 1996 | 255 | 51,759 |
| FOP | 126 | 30 | 1996 | 38 | 7,713 |
| FST | 21 | 55 | 1996 | 12 | 2,436 |
| FUS | 257 | 100 | 1996 | 257 | 52,165 |
| PTO | 264 | 5 | 1996 | 13 | 2,639 |
| TOTALS | 3,131 | | | 2,575 | 522,666 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,575 | 143.0122 | 237.40 | 611,305 | 1996 | 1996 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SFR CUST 100% - 1997 Heated Area: 2257 HX Base Yr 1997




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

4937 SPANISH OAKS CIR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 522,666 |
| TOTAL MARKET OB/XF VALUE | | 2,660 |
| TOTAL LAND VALUE - MARKET | | 360,000 |
| TOTAL MARKET VALUE | | 885,326 |
| SOH/AGL Deduction | | 638,083 |
| ASSESSED VALUE | | 247,243 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 190,832 |
| TOTAL JUST VALUE | | 885,326 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 857,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9602507 | NEW CONSTR | 92,000 | 01/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0766/1176 | 7/26/1996 | WD | Q | I | | 184,700 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: SILVER STEPHEN & VA | | | | | | |
| 0702/0751 | 4/14/1994 | WD | U | V | 09 | 61,100 |
| GRANTOR: CRISP BROTHERS INC | | | | | | |
| GRANTEE: ATLANTIC BUILDERS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W12 N4 PTO=[YR=1996] N12 W22 S12 E22 $ W23 N2 W6 S2 W18 S31 E4 FGR=[YR=1996] S22 E22 N9 FOP=[YR=1996] E21 N6 W21 S6 $ N10 FST=[YR=1996] N3 W7 S3 E7 $ W7 N3 W15 $ E22 S7 E21 N2 E12 N32 $ PTR= E15 FUS=[YR=1996] E5 N1 E2 N3 W1 N3 E1 N3 E6 S3 E4 S19 W12 N8 W5 N4 $ W15 $ .

## 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 | 1996 | 1996 | 3 | 76 | 2,660 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,660

| 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