LOT 11
IN OR 2025/111
OCEAN WALK PB 5/373

HUGHES THOMAS E REV LVG TRUST/MOONEY-HUGHES SHARON
4941 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

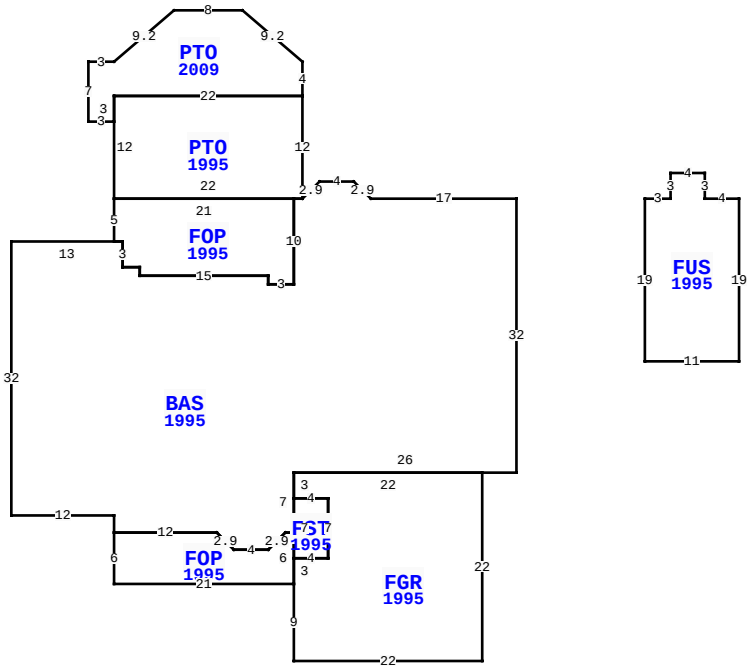
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,873	100	1995	1,873	367,846
FGR	456	55	1995	251	49,295
FOP	114	30	1995	34	6,677
FOP	186	30	1995	56	10,998
FST	28	55	1995	15	2,946
FUS	221	100	1995	221	43,403
PTO	264	5	1995	13	2,553
PTO	199	5	2009	10	1,964
TOTALS	3,341			2,473	485,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,473	135.2093	224.45	555,065	1995	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2016 Heated Area: 2094 HX Base Yr 2016



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

4941 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		495,085
TOTAL MARKET OB/XF VALUE		4,552
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		859,637
SOH/AGL Deduction		425,840
ASSESSED VALUE		433,797
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		382,386
TOTAL JUST VALUE		859,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501980	NEW CONSTR	173,300	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/0111	1/11/2016	QC	U	I	11	100
GRANTOR: HUGHES THOMAS E & SHA						
GRANTEE: HUGHES THOMAS E REV						
2022/1233	1/11/2016	QC	U	I	11	100
GRANTOR: HUGHES THOMAS E & SHA						
GRANTEE: THOMAS E & SHARON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 U2 L2 W4 D2 L2 PTO=[YR=1995] N12
PTO=[YR=2009] N4 L7 U6 W8 D6 L7 W3 S7E3N3 E22$W22 S12
FOP=[YR=1995] S5E1 S3 E2 S1 E15 S1 E3 N10 W21$E22 $ W1 S10 W3
N1 W15 N1 W2 N3W13 S32 E12 S2 FOP=[YR=1995] S6 E21
FGR=[YR=1995] S9 E22 N22 W22 S3 FST=[YR=1995] S7 E4 N7 W4 $
E4 S7 W4S3 $ N6 W1 D2 L2 W4 U2 L2 W12$ E12 D2 R2 E4 U2
R2 E1 N7 E26 N32 $ PTR= E15 FUS=[YR=1995] E3 N3 E4 S3 E4
S19W11 N19 $ 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	1995	1995	3	74	2,590	
5	0911	SCRN RM A	0	100	22	19	418.00	SF	18.00	18.00	100	2002	2002	3	20	1,505	
6	1242	WD DECK A	0	100	9	9	81.00	SF	10.00	10.00	100	2005	2005	3	21	170	
7	1076	TRELLIS A	0	100	9	5	45.00	SF	7.50	7.50	100	2005	2005	3	85	287	

LAND DESCRIPTION

TOTAL OB/XF 4,552

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

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

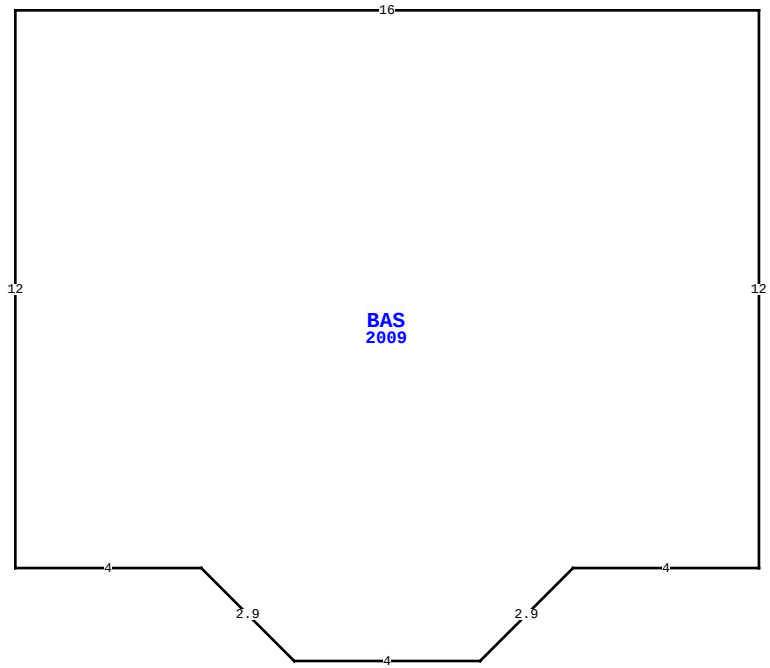
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100	2009	204	9,403
TOTALS	204			204	9,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	204	94.6000	52.98	10,808	1999	1999	0	0	0	13.00	87.00

2 ACCESORY U 100% - 2016 Heated Area: 204 HX Base Yr 2016



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GRANTOR: HUGHES THOMAS E & SHA						
GRANTEE: THOMAS E & SHARON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 S12 E4 D2 R2 E4 U2 R2 E4 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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