LOT 12
OCEAN WALK PB 5/373

MCCOY MARIANNE E L/E/
4945 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

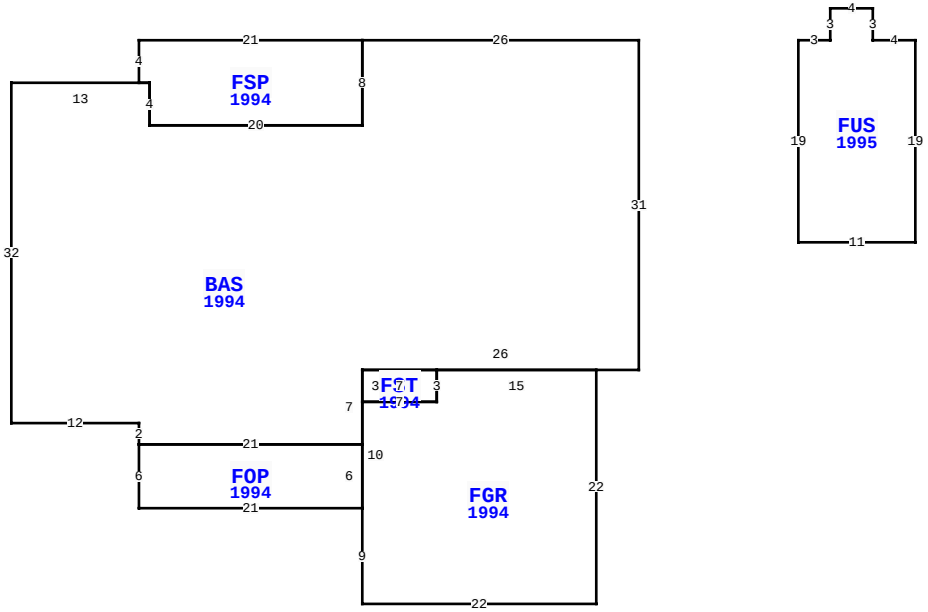
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,824	100	1994	1,824	359,407
FGR	463	55	1994	255	50,246
FOP	126	30	1994	38	7,488
FSP	164	40	1994	66	13,005
FST	21	55	1994	12	2,364
FUS	221	100	1995	221	43,547
TOTALS	2,819			2,416	476,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,416	138.0261	229.12	553,554	1994	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2002 Heated Area: 2045 HX Base Yr 2002



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

4945 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		476,056
TOTAL MARKET OB/XF VALUE		48,452
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		884,508
SOH/AGL Deduction		564,796
ASSESSED VALUE		319,712
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,301
TOTAL JUST VALUE		884,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		833,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002971	R/R RES	137,309	03/20/2026
B0209213	XFOB	4,000	01/01/2002
B9401278	NEW CONSTR	169,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/1460	10/21/2020	QC	U	I	11	100
GRANTOR: MCCOY SCOTT W & MARIA						
GRANTEE: MCCOY MARIANNE E ET						
1004/1808	8/24/2001	WD	Q	I		302,000
GRANTOR: ABDIAN CHARLES G & RU						
GRANTEE: MCCOY SCOTT W & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W26 FSP=[YR=1994] W21 S4 E1 S4 E20 N8 $ S8 W20 N4 W13 S32 E12 S2 FOP=[YR=1994] S6 E21 FGR=[YR=1994] S9 E22 N22 W15 FST=[YR=1994] W7 S3 E7 N3 $ S3 W7 S10 $ N6 W21 $ E21 N7 E26 N31 $ PTR=E15 FUS=[YR=1995] E3 N3 E4 S3 E4 S19 W11 N19$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
7	0910	SCRN RM L	0	100	44	26	1,144.00	SF	15.00	15.00	100	2002	2002	3	20	3,432	

LAND DESCRIPTION

TOTAL OB/XF 48,452

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
1	000100	C	RES	100	0003	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