

LOT 13
OCEAN WALK PB 5/373

DEAN ROBERT H & MARIA C L/E/
4949 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0013-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 100	0500	11	2,605	131.0640	217.57	566,770	1994	1997	0	0	0	13.75	86.25	VALUATION BY	STANDARD																							
Roof Structure	03	GABLE/HIP 100	1 SFR CUST 100% - 2021													Heated Area: 2300		HX Base Yr 2021																						
Roof Cover	03	COMP SHNGL 100															Tax Group: 8		Tax Dist:																					
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		488,839																					
Interior Floor	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE		2,520																					
Interior Floor	14	CARPET 30															TOTAL LAND VALUE - MARKET		360,000																					
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		851,359																					
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		458,797																					
Bedrooms		3 100															ASSESSED VALUE		392,562																					
Bathrooms		2 100															TOTAL EXEMPTION VALUE		HX HB		51,411																			
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		341,151																					
Stories	1.	1. 100															TOTAL JUST VALUE		851,359																					
Units		0 100															NCON VALUE		0																					
Quality			03	Quality Level 03													INCOME VALUE																							
DOR CODE			0100	SINGLE FAMILY													PREVIOUS YEAR MKT VALUE		825,121																					
MAP NUM				MKT AREA																																				
NEIGHBORHOOD/LOC			3033.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,852	100	1994	1,852	347,536																																			
BAS	172	100	2014	172	32,276																																			
FGR	463	55	1994	255	47,852																																			
FOP	126	30	1994	38	7,131																																			
FST	21	55	1994	12	2,252																																			
FUS	276	100	2014	276	51,792																																			
TOTALS	2,910			2,605	488,839																																			
EXTRA FEATURES						4949 SPANISH OAKS CIR, FERNANDINA BEACH																																		
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	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520																									