LOT 19
OCEAN WALK PB 5/373

COOPER THOMAS EDGAR & PAMELA ALYS
4973 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0019-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

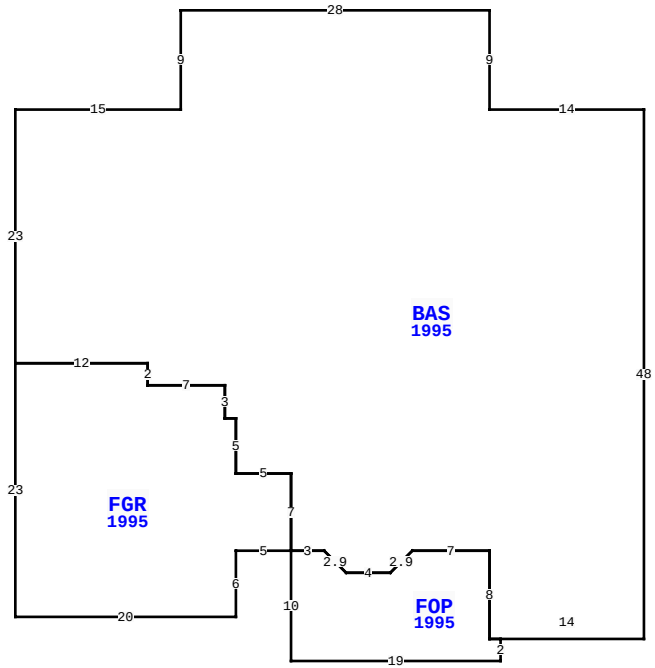
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	1995	2,300	443,862
FGR	476	55	1995	262	50,562
FOP	170	30	1995	51	9,842
TOTALS	2,946			2,613	504,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,613	133.6243	221.82	579,616	1995	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 2024 Heated Area: 2300 HX Base Yr 2024



4973 SPANISH OAKS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		504,266
TOTAL MARKET OB/XF VALUE		49,122
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		913,388
SOH/AGL Deduction		105,005
ASSESSED VALUE		808,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		756,972
TOTAL JUST VALUE		913,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		858,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704341	XFOB	2,720	10/01/1997
B9703725	REMODEL	9,600	01/01/1997
B9401526	NEW CONSTR	155,300	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1770	10/26/2023	WD	Q	I	01	879,900
GRANTOR: WELLER JOHN T REVOCAB						
GRANTEE: COOPER THOMAS EDGAR						
1965/0125	1/29/2015	SW	U	I	12	348,000
GRANTOR: SUNTRUST BANK						
GRANTEE: WELLER JOHN T REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 N9 W28 S9 W15 S23 FGR=[YR=1995] S23 E20 N6 E5 FOP=[YR=1995] S10 E19 N2 W1 N8 W7 D2 L2 W4 U2 L2 W3$ N7 W5 N5 W1 N3 W7 N2 W12$ E12 S2 E7 S3 E1 S5 E5 S7 E3 D2 R2 E4 U2 R2 E7 S8 E14 N48 $.

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	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	
7	0910	SCRN RM L	0	100	42	32	1,344.00	SF	15.00	15.00	100	1997	1997	3	20	4,032	

LAND DESCRIPTION

TOTAL OB/XF 49,122

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