



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	2,178	100	1996	2,178	369,891
FGR	546	55	1996	300	50,949
FOP	28	30	1996	8	1,358
FOP	350	30	1996	105	17,832
FUS	400	100	1996	400	67,932
FUS	556	100	1996	556	94,426
UOP	24	20	1996	5	849
UST	20	45	2008	9	1,529
TOTALS	4,102			3,561	604,767

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
9	0911	SCRN RM A	0	100	0	0	805.00	SF	18.00	18.00	
10	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,561	126.0729	209.28	745,246	1996	1999	0	0	0 18.85	81.15
1 SFR CUST 100% - 2017 Heated Area: 3134 HX Base Yr 2017											
4981 SPANISH OAKS CIR, FERNANDINA BEACH											
BLD DATE: 04/09/2026 MLU											

TOTAL OB/XF											
52,316											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 604,767											
TOTAL MARKET OB/XF VALUE 52,316											
TOTAL LAND VALUE - MARKET 360,000											
TOTAL MARKET VALUE 1,017,083											
SOH/AGL Deduction 443,332											
ASSESSED VALUE 573,751											
TOTAL EXEMPTION VALUE HX HB VX 56,411											
BASE TAXABLE VALUE 517,340											
TOTAL JUST VALUE 1,017,083											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 964,416											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213115	REPAIR/RRF	8,000	09/03/2012
B24793	ADDITION	16,874	06/01/2011
B20989	SCRN ENCL	4,446	01/01/2008
B9502055	NEW CONSTR	375,000	07/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2483/1923	7/21/2021	LE	U	I	11	100	
GRANTOR: TETU ROBERT G JR & KA							
GRANTEE: TETU MICHAEL T & ST							
2039/1946	4/08/2016	WD	Q	I	01	703,000	
GRANTOR: DEUCKER STEPHEN T & J							
GRANTEE: TETU ROBERT G JR &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W3 N3 W12 S3 W35 S16 W12 S26 E12 FOP=[YR=1996] S6 E36 FGR=[YR=1996] S21 E21 N26 FOP=[YR=1996] N4 W7											
UST=[YR=2008] W5 S4 E5 N4\$ S4 E7\$ W21 S5\$ N5 E1 N4 W1 N7 W13											
S10 W23\$ E23 N10 E27 N32\$ PTR= E20 FUS=[YR=1996] E22 N13 E19											
S6 W6 S16 W13 S8 W12 N12 E2 N2 W8 S1W4 N4 \$ W20 \$ PTR= S85											
UOP=[YR=1996] S4 FUS=[YR=1996] S2 E4 S24 W14 N4 W4 N11 E4 N11											
E10 \$ W6 N4 E6 \$ N85 \$.											