LOT 24 & PT LOT 25 S-1
IN OR 806/1148
OCEAN WALK PB 5/373

GERARDE CORNELIA S
4991 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0024-0000

BUILDING CHARACTERISTICS

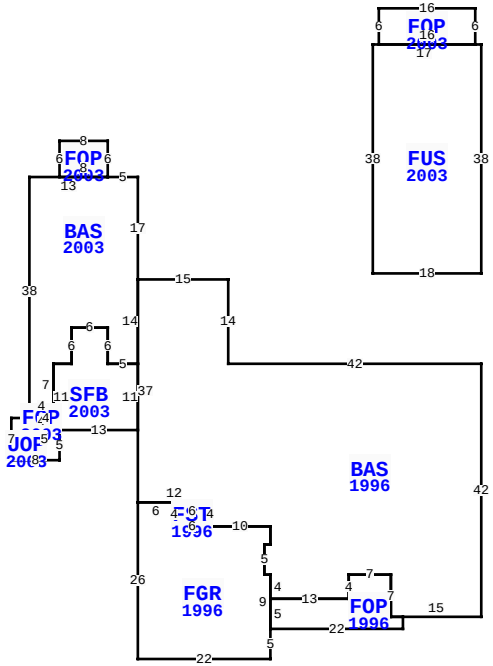
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,143	100	1996	2,143	391,001
BAS	550	100	2003	550	100,350
FGR	503	55	1996	277	50,540
FOP	132	30	1996	40	7,298
FOP	16	30	2003	5	913
FOP	48	30	2003	14	2,554
FOP	96	30	2003	29	5,291
FST	24	55	1996	13	2,372
FUS	684	100	2003	684	124,800
SFB	190	80	2003	152	27,733
TOTALS	4,432			3,916	714,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,916	125.6157	208.52	816,564	1996	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 1997 Heated Area: 3529 HX Base Yr 1997



** This building has 11 Sub-Areas

4991 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		714,494
TOTAL MARKET OB/XF VALUE		52,355
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		1,126,849
SOH/AGL Deduction		719,018
ASSESSED VALUE		407,831
TOTAL EXEMPTION VALUE	HX HB VX VP WX	130,695
BASE TAXABLE VALUE		277,136
TOTAL JUST VALUE		1,126,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,066,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209537	FOUNDATION	6,000	04/01/2002
B9502482	XFOB	12,138	12/01/1995
B9502338	SWIM POOL	11,000	11/01/1995
B9502098	NEW CONSTR	166,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/1148	9/16/1997	WD	U	I	07	100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: GERARDE DONALD R &						
0757/0063	4/16/1996	WD	Q	V	06	100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GERARDE DONALD & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W42 N14 W15 BAS=[YR=2003] N17 W5 FOP=[YR=2003] N6 W8 S6 E8 $ W13 S38 FOP=[YR=2003] S2 UOP=[YR=2003] W3 S7 E8 N5 SFB=[YR=2003] E13 N11 W5 N6 W6 S6 W3 S11 E1 $ W5 N2 $ S2 E4 N4 W4 $ E4 N7 E3 N6 E6 S6 E5 N14 $ S37 FGR=[YR=1996] S26 E22 N5 FOP=[YR=1996] E22N2 W2 N7 W7 S4 W13 S5$ N9 W1 N5 E1 N3 W10 FST=[YR=1996] N4 W6 S4 E6$ W6 N4 W6$ E12 S4 E10 S3 W1S5 E1 S4 E13 N4 E7 S7 E15 N42$ PTR = N15 FUS=[YR=2003] N38 W1 FOP=[YR=2003] N6 W16 S6 E16 $ W17 S38 E18 $ S15 $.

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	1996	1996	3	76	2,660	
4	0910	SCRN RM L	0	100	42	30	1,260.00	SF	15.00	15.00	100	1996	1996	3	20	3,780	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	
12	1075	TRELLIS G	0	100	13	13	169.00	SF	35.00	35.00	100	2003	2003	3	29	1,715	
13	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 52,355

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		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