LOT 29
OCEAN WALK PB 5/373

REYNOLDS BRIAN C & TERRI K L/E/
4984 SPANISH OAKS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

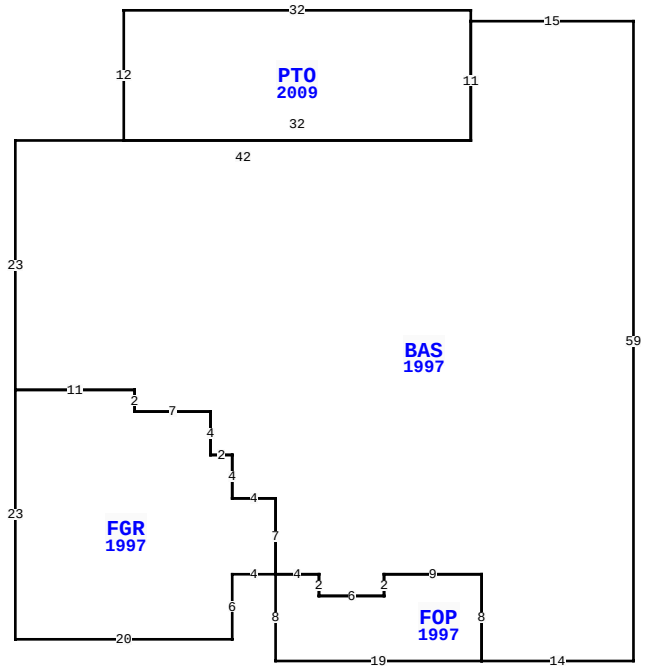
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,227	100	1997	2,227	422,379
FGR	462	55	1997	254	48,174
FOP	140	30	1997	42	7,966
PTO	384	5	2009	19	3,603
TOTALS	3,213			2,542	482,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,542	132.1613	219.39	557,689	1997	1997	0	0	0	13.55	86.45

1 SFR CUST 100% - 2022 Heated Area: 2227 HX Base Yr 2022



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

4984 SPANISH OAKS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		482,122
TOTAL MARKET OB/XF VALUE		3,847
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		845,969
SOH/AGL Deduction		238,226
ASSESSED VALUE		607,743
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		556,332
TOTAL JUST VALUE		845,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		820,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004165	ADDITION	0	05/01/2021
B0109094	ADDITION	4,300	12/01/2001
B9603332	NEW CONSTR	97,900	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2667/938	9/18/2023	LE	U	I	11	100
GRANTOR: REYNOLDS BRIAN C & TE						
GRANTEE: SKOV ABIGAIL REYNOL						
2352/0963	4/06/2020	WD	Q	I	01	550,000
GRANTOR: SCHEUERMANN RONALD J						
GRANTEE: REYNOLDS BRIAN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 PTO=[YR=2009] N1 W32 S12 E32 N11 $ S11 W42 S23 FGR=[YR=1997] S23 E20 N6 E4 FOP=[YR=1997] S8 E19 N8 W9 S2 W6 N2 W4 $ N7 W4 N4 W2 N4 W7 N2 W11 $ E11 S2 E7 S4 E2 S4 E4 S7 E4 S2 E6 N2 E9 S8 E14 N59 $.

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	1997	1997	3	77	2,695	
4	0910	SCRN RM L	0	100	32	12	384.00	SF	15.00	15.00	100	2002	2002	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,847

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