LOT 35
IN OR 1115/23
OCEAN WALK PB 5/373

BEEMAN GLORIA D TRUST/BEEMAN GLORIA D CO-TRUSTEE
4938 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

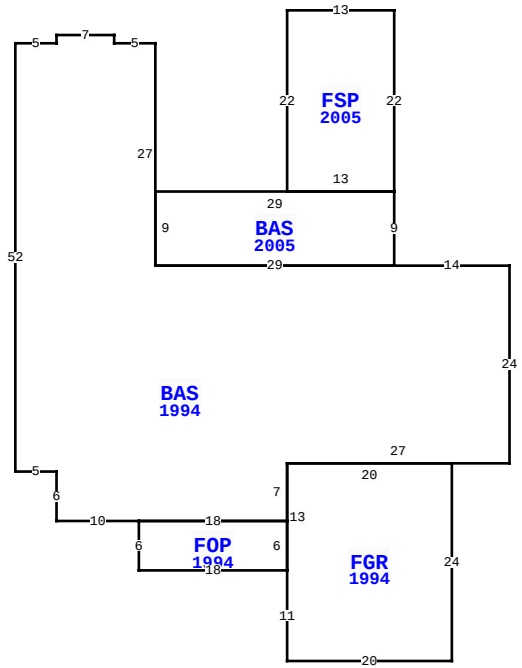
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,107	100	1994	2,107	426,729
BAS	261	100	2005	261	52,860
FGR	480	55	1994	264	53,468
FOP	108	30	1994	32	6,481
FSP	286	40	2005	114	23,089
TOTALS	3,242			2,778	562,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,778	143.6218	238.41	662,303	1994	1994	0	0	0	15.05	84.95

1 SFR CUST 100% - 2004 Heated Area: 2368 HX Base Yr 2004



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

4938 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		562,626
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		924,066
SOH/AGL Deduction		591,619
ASSESSED VALUE		332,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,036
TOTAL JUST VALUE		924,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		896,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93635	NEW CONSTR	166,450	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1115/0023	2/20/2003	WD	Q	I		338,000
GRANTOR: HUNDLEY CONWAY C & CH						
GRANTEE: BEEMAN GLORIA D & E						
1011/0125	10/04/2001	WD	Q	I		308,500
GRANTOR: JONES CRAIG T & LIESE						
GRANTEE: HUNDLEY CONWAY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 BAS=[YR=2005] N9 FSP=[YR=2005] N22 W13 S22 E13 $ W29 S9 E29 $ W29 N27 W5 N1 W7 S1 W5 S52 E5 S6 E10 FOP=[YR=1994] S6 E18 FGR=[YR=1994] S11 E20 N24 W20 S13$N6 W18 $ E18 N7 E27 N24 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	72	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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