LOT 39 IN OR 1161/968
OCEAN WALK PB 5/373

ROBERTS THOMAS A & BOBBI A
4922 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

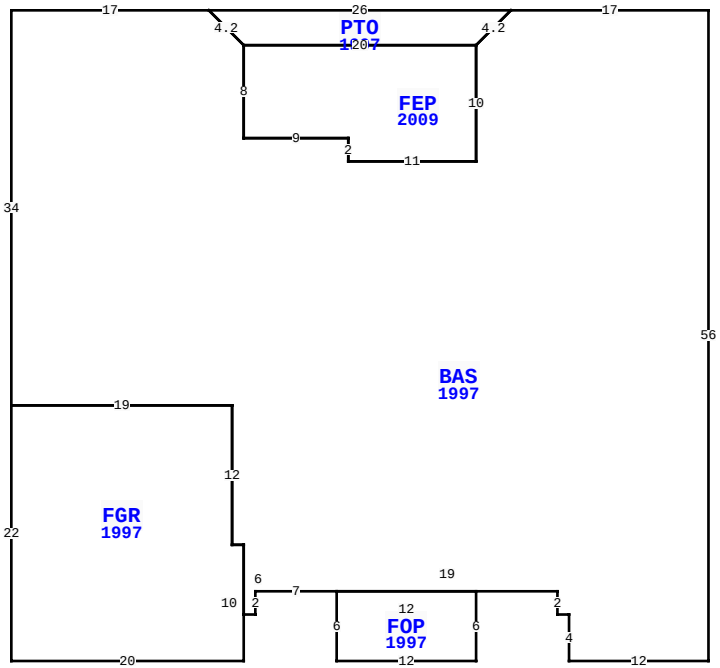
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,517	100	1997	2,517	495,799
FEP	182	80	2009	146	28,760
FGR	428	55	1997	235	46,290
FOP	72	30	1997	22	4,334
PTO	69	5	1997	3	591
TOTALS	3,268			2,923	575,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,923	135.6157	225.12	658,026	1997	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2004 Heated Area: 2517 HX Base Yr 2004



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

4922 SPANISH OAKS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		575,773
TOTAL MARKET OB/XF VALUE		53,695
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		989,468
SOH/AGL Deduction		634,736
ASSESSED VALUE		354,732
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,321
TOTAL JUST VALUE		989,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603055	NEW CONSTR	111,970	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0968	8/12/2003	WD	Q	I		332,500
GRANTOR: MEADE RODERICK SR ET						
GRANTEE: ROBERTS THOMAS A &						
1025/0911	12/18/2001	WD	Q	I		290,000
GRANTOR: REBENACK JOANN C						
GRANTEE: MEADE RODERICK J SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 PTO=[YR=1997] W26 D3 R3 FEP=[YR=2009] S8 E9 S2 E11 N10 W20$ E20 U3 R3 $ D3 L3 S10 W11 N2 W9 N8 L3 U3 W17 S34 FGR=[YR=1997] S22 E20 N10 W1 N12 W19$ E19 S12 E1 S6 E1 N2 E7 FOP=[YR=1997] S6 E12 N6 W12$ E19 S2 E1 S4 E12 N56$.

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	1997	1997	3	77	2,695	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 53,695

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