LOT 40
OCEAN WALK PB 5/373

DOIRON FAMILY TRUST/DOIRON WALTER JOSEPH CO-TRUSTE
4918 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-0040-0000

BUILDING CHARACTERISTICS

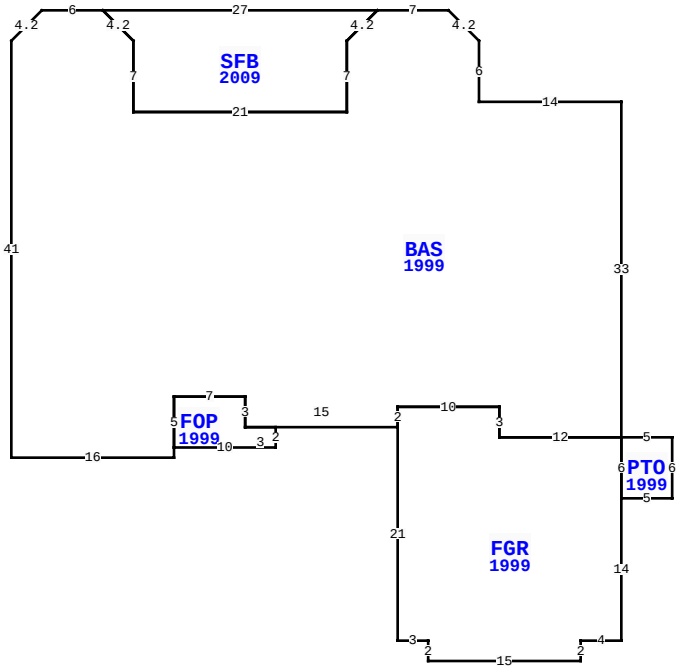
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,125	100	1999	2,125	433,659
FGR	500	55	1999	275	56,121
FOP	41	30	1999	12	2,449
PTO	30	5	1999	2	408
SFB	219	80	2009	175	35,713
TOTALS	2,915			2,589	528,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,589	133.6243	221.82	574,292	1999	2009	0	0	0	8.00	92.00

1 SFR CUST 100% - 2020 Heated Area: 2300 HX Base Yr 2020



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

4918 SPANISH OAKS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		528,349
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		891,149
SOH/AGL Deduction		484,725
ASSESSED VALUE		406,424
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,013
TOTAL JUST VALUE		891,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		872,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805498	NEW CONSTR	118,200	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1105	3/12/2024	WD	U	I	11	100
GRANTOR: DOIRON WALTER JOSEPH						
GRANTEE: DOIRON FAMILY TRUST						
2247/1492	1/04/2019	WD	Q	I	01	519,000
GRANTOR: DORSEY BRADLEY H & CI						
GRANTEE: DOIRON WALTER JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 N6 L3 U3 W7 SFB=[YR=2009] W27 D3 R3 S7 E21 N7 R3 U3 $ D3 L3 S7 W21 N7 U3 L3 W6 D3 L3 S41 E16 N1 FOP=[YR=1999] E10 N2 W3 N3 W7 S5 $ N5 E7 S3 E15 FGR=[YR=1999] S21 E3 S2 E15 N2 E4 N14 PTO=[YR=1999] E5 N6 W5 S6 $ N6 W12 N3 W10 S2 $ N2 E10 S3 E12 N33 $.

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	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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