UNIT 49
IN OR 1299/28
THE COLONY CONDO OR 653/712

SPELLMAN KATHARINE L
4808 WESTWIND CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-019C-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	PROJECT	PROJECT 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0192300		0				1991	1991	100	100	0		

1 CONDO – 100% - 2006 SQFT=1149 HX Base Yr 2006

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

4808 WESTWIND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		330,000
SOH/AGL Deduction		211,341
ASSESSED VALUE		118,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,659
TOTAL JUST VALUE		330,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1299/0028	3/02/2005	WD	Q	I		195,000
GRANTOR: HUTTO ELIZABETH B						
GRANTEE: SPELLMAN KATHARINE						
0972/1472	2/28/2001	WD	Q	I		114,000
GRANTOR: COOPER KITTY S						
GRANTEE: HUTTO ELIZABETH B						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS