



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
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
Occupancy	00	NONE 100

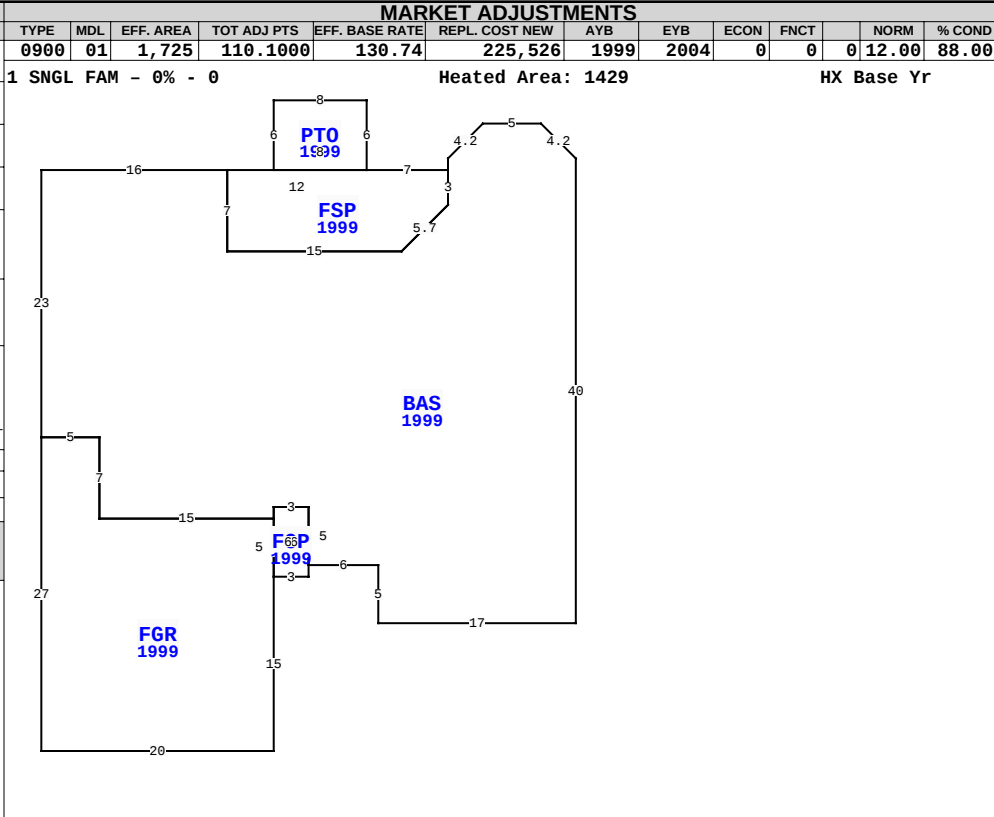
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,429	100	1,429	164,408
FGR	435	55	239	27,497
FOP	18	30	5	576
FSP	125	40	50	5,753
PTO	48	5	2	230

TOTALS	2,055	1,725	198,463
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	826.00	SF	6.50	
2	0810	CONCRETE A	0	0	23	69.00	SF	6.50	
3	0940	SHEDS/PORT	0	0	8	96.00	SF	20.10	



4951 WINDWARD PL, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0810	CONCRETE A	0	0	0	826.00	SF	6.50	6.50	100	1999	1999	3	79	4,242	
2	0810	CONCRETE A	0	0	23	69.00	SF	6.50	6.50	100	1999	1999	3	79	354	
3	0940	SHEDS/PORT	0	0	8	96.00	SF	20.10	20.10	100	2000	2000	3	20	386	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION BY										STANDARD									
Tax Group: 8										Tax Dist:									
BUILDING MARKET VALUE										198,463									
TOTAL MARKET OB/XF VALUE										4,982									
TOTAL LAND VALUE - MARKET										250,000									
TOTAL MARKET VALUE										453,445									
SOH/AGL Deduction										58,147									
ASSESSED VALUE										395,298									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										395,298									
TOTAL JUST VALUE										453,445									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										359,362									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212805	REPAIR/RRF	0	03/01/2021
B0108161	XFOB	2,400	04/01/2001
B9905760	NEW CONSTR	70,000	02/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/0821	5/03/2021	WD	Q	I	01	429,000	
GRANTOR: LANIER WANDA J							
GRANTEE: PECK TERRY LEE & BA							
1882/1110	9/24/2013	WD	U	I	11	100	
GRANTOR: LANIER WANDA J							
GRANTEE: MUCHMORE JASON L &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1999] U3 L3 W5 D3 L3 S1 FSP=[YR=1999] W7									
PTO=[YR=1999] N6 W8 S6 E8 \$ W12 S7 E15 U4 R4 N3 \$ S3 L4									
D4 W15 N7 W16 S23 FGR=[YR=1999] S27 E20 N15 FOP=[YR=1999]									
E3 N6 W3 S6 \$ N5 W15 N7 W5 \$ E5 S7 E15 N1 E3 S5 E6 S5 E17 N40									
\$.									