



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

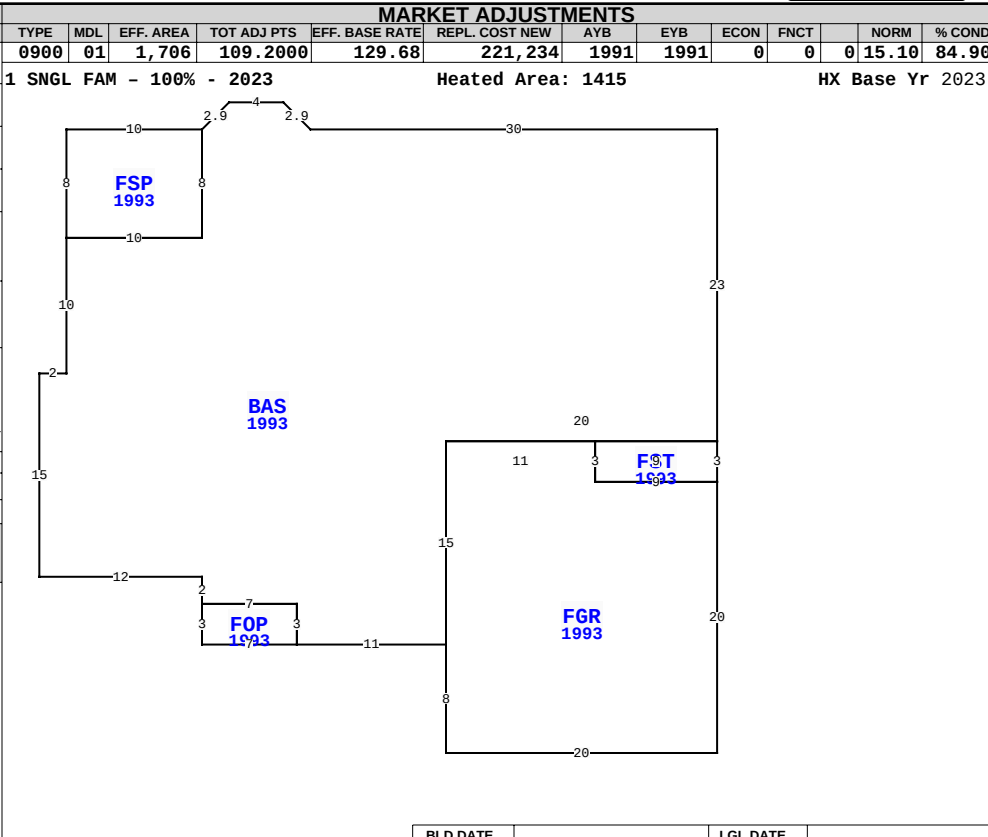
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	1,415	155,789
FGR	433	55	238	26,204
FOP	21	30	6	661
FSP	80	40	32	3,523
FST	27	55	15	1,651
TOTALS	1,976		1,706	187,828

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	BLD CAP	0 100	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0811	CONCRETE B	0 100	0 0			830.00	SF	5.20	5.20	100	1991	1991	3	64	2,762	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



4949 WINDWARD PL, FERNANDINA BEACH

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TOTAL OB/XF											5,282	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		187,828	
TOTAL MARKET OB/XF VALUE		5,282	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		443,110	
SOH/AGL Deduction		23,174	
ASSESSED VALUE		419,936	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		369,936	
TOTAL JUST VALUE		443,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213151	ROOF	6,000	10/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/0122	7/12/2022	SW	U	I	18	355,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DUNHAM KAREN						
2480/0575	6/28/2021	MS	U	I	11	411,000
GRANTOR: LAW OFFICES OF JASON						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W30 U2 L2 W4 D2 L2 FSP=[YR=1993] W10 S8 E10 N8\$ S8 W10 S10 W2 S15 E12 S2 FOP=[YR=1993] S3 E7 N3 W7\$ E7 S3 E11 FGR=[YR=1993] S8 E20 N20FST=[YR=1993] N3 W9 S3 E9\$ W9 N3 W11S15\$ N15 E20 N23\$.		