

PT OF LOT 5 & FRACT OF LOT 6
IN OR 2575/1798
WINDWARD COVE PB 5/294

HOEY JOHN V III L/E/
4945 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	3031.00
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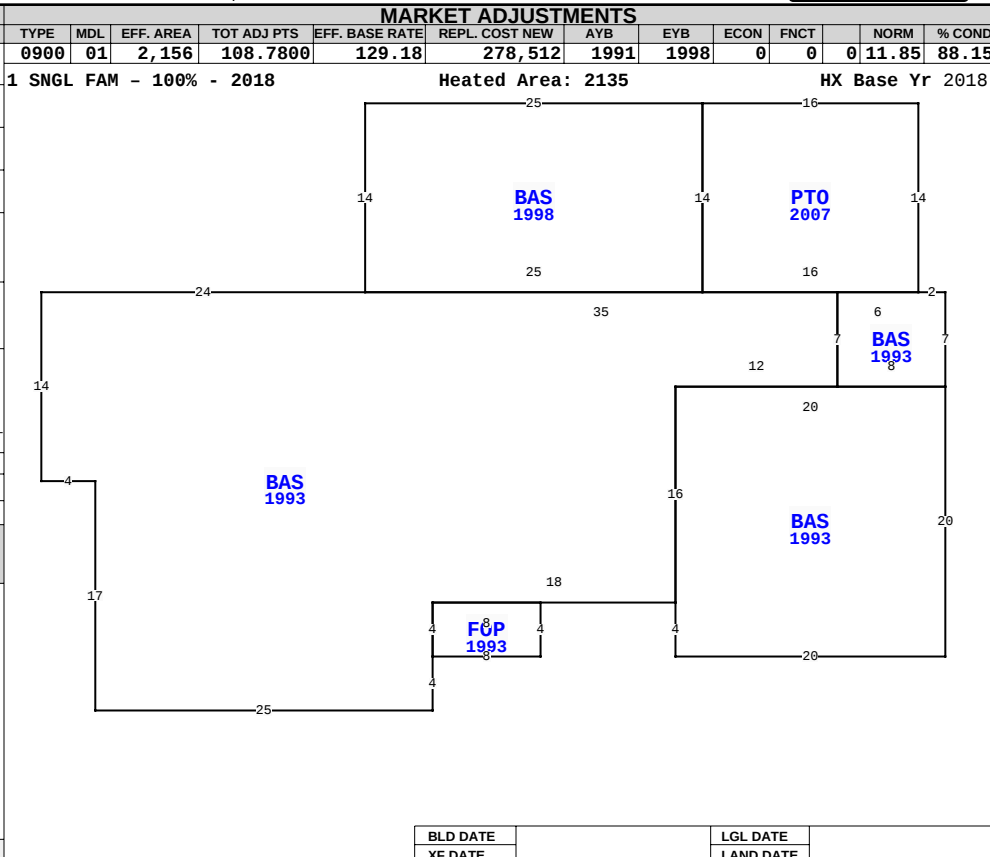
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100	56	6,377
BAS	400	100	400	45,549
BAS	1,329	100	1,329	151,336
BAS	350	100	350	39,855
FOP	32	30	10	1,139
PTO	224	5	11	1,253

TOTALS	2,391		2,156	245,508
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991
3	0811	CONCRETE B	0 100	0	0	977.00	SF	5.20	5.20	100	1991
4	0810	CONCRETE A	0 100	0	0	61.00	SF	6.50	6.50	100	1991
5	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	2000
6	0477	VF 4 SLAT	0 100	0	0	30.00	LF	14.00	14.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT	1.00

REVIEW DATE	10/08/2021	BY	RKX
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TOTAL OB/XF											
7,193											

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7,193											

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		245,508	
TOTAL MARKET OB/XF VALUE		7,193	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		502,701	
SOH/AGL Deduction		222,331	
ASSESSED VALUE		280,370	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		230,370	
TOTAL JUST VALUE		502,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212872	REPAIR/RRF	0	03/01/2021
M12761	MECH OTHER	0	03/01/2007
R10156	REPAIR/RRF	1,200	03/01/2007
P12159	OTHER	0	02/01/2007
B9805019	ADDITION	14,700	05/01/1998
7524	NEW CONSTR	51,207	09/11/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2575/1798	7/06/2022	LE U	I	I	11
GRANTOR: HOEY JOHN V III					
GRANTEE: HOEY JOHN V III L/E					
2465/1070	5/26/2021	LE U	I	I	11
GRANTOR: HOEY JOHN V III & REB					
GRANTEE: MILFORD JOHN CARL &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 PTO=[YR=2007] N14 W16 BAS=[YR=1998] W25 S14											
BAS=[YR=1993] W24 S14 E4 S17 E25 N4 FOP=[YR=1993] E8 N4 W8											
S4\$ N4 E18 BAS=[YR=1993] S4 E20 N20 W20 S16\$ N16 E12 N7 W35\$											
E25 N14\$ S14 E16\$ W6 S7 E8 N7\$.											