LOT 8
IN OR 667 PG 1493
WINDWARD COVE PB 5/294

HOWARD EVERETT EUGENE JR
4939 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

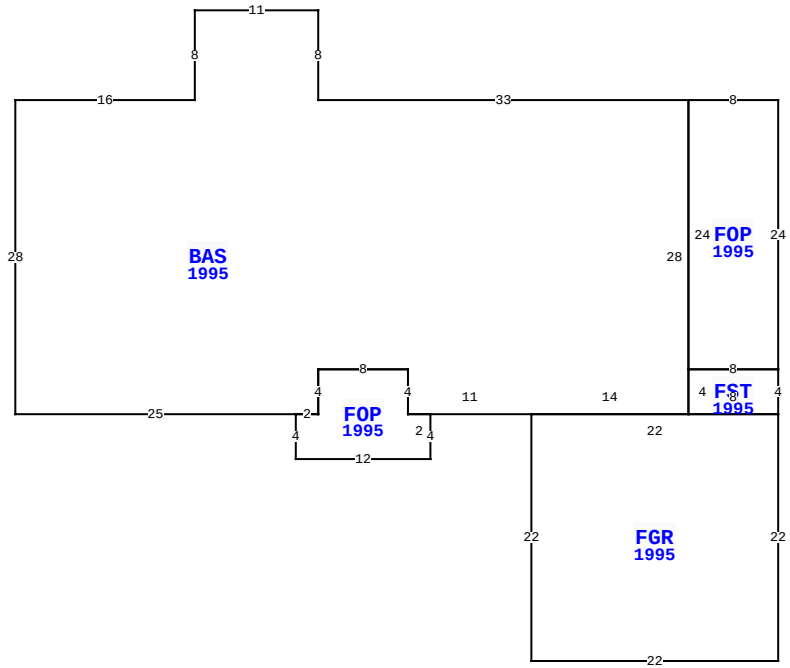
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,736	100	1,736	192,225
FGR	484	55	266	29,454
FOP	80	30	24	2,657
FOP	192	30	58	6,423
FST	32	55	18	1,993
TOTALS	2,524		2,102	232,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,102	107.8000	128.01	269,077	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 1996 Heated Area: 1736 HX Base Yr 1996



4939 WINDWARD PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		232,752
TOTAL MARKET OB/XF VALUE		8,489
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		491,241
SOH/AGL Deduction		325,120
ASSESSED VALUE		166,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,121
TOTAL JUST VALUE		491,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401273	NEW CONSTR	72,500	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0667/1493	10/02/1992	WD	U	V		23,000
GRANTOR: AMELIA IS BLDG & DEV						
GRANTEE: HOWARD EVERETT E JR						
0665/1320	8/27/1992	WD	U	V	09	26,200
GRANTOR: ROWAN DEVELOPMENT						
GRANTEE: AMELIA ISLAND BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W8 BAS=[YR=1995] W33 N8 W11 S8 W16 S28 E25
FOP=[YR=1995] S4 E12 N4 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E11
FGR=[YR=1995] S22 E22 N22 FST=[YR=1995] N4 W8 S4 E8$ W22$ E14 N28$ S24 E8 N24$.

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	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	100	1995	1995	3	72	3,197	
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1995	1995	3	72	477	
6	1242	WD DECK A	0	100	41	10	410.00	SF	10.00	10.00	100	2010	2010	3	50	2,050	

LAND DESCRIPTION

TOTAL OB/XF 8,489

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	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/11/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS