

LOT 10
IN OR 918/696
WINDWARD COVE PB 5/294

HICKS VITA/HICKS KRISTINA L
4935 WINDWARD PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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

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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	1,500	100	1,500	170,480
FGR	426	55	234	26,595
FOP	18	30	5	569
PTO	144	5	7	795

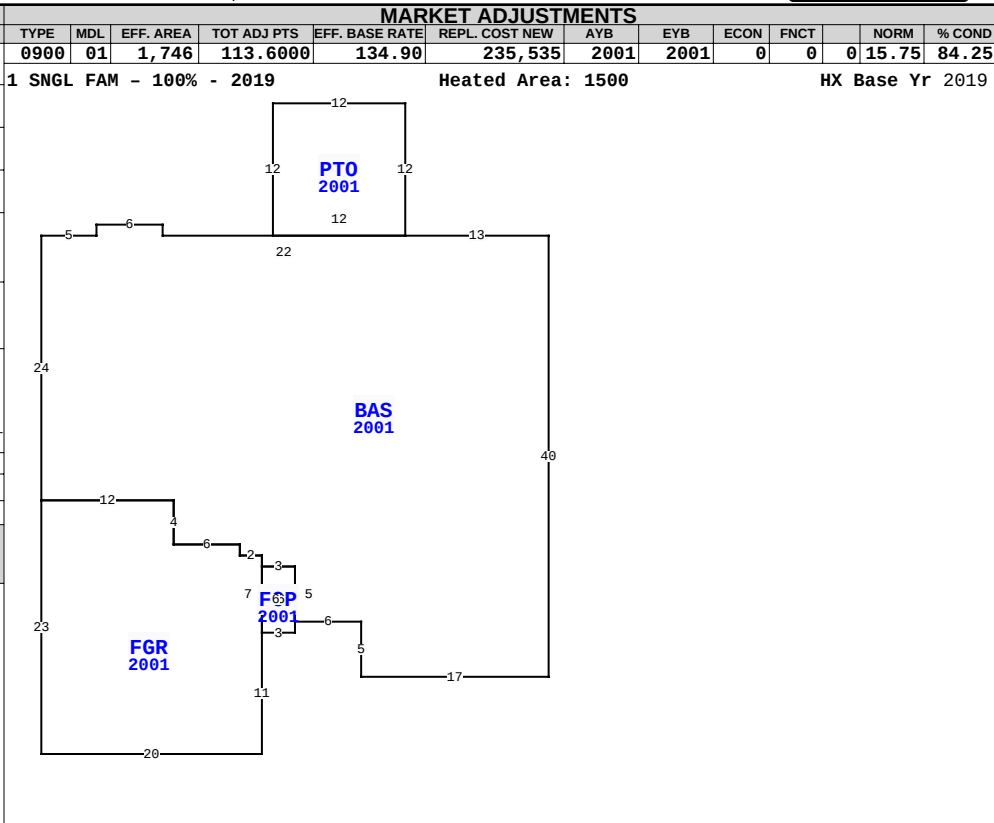
TOTALS	2,088		1,746	198,438
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	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	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0 100	0	0	1,043.00	SF	4.00	4.00	100	2001	2001	3	82	3,421	
3	0810	CONCRETE A	0 100	0	0	126.00	SF	6.50	6.50	100	2001	2001	3	82	672	
5	1127	BRICK 8"	0 100	12	4	48.00	SF	11.00	11.00	100	2001	2001	3	95	502	

LAND DESCRIPTION

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	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							



4935 WINDWARD PL, FERNANDINA BEACH

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

TOTAL OB/XF 7,605

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	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							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 1	8
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		198,438			
TOTAL MARKET OB/XF VALUE		7,605			
TOTAL LAND VALUE - MARKET		250,000			
TOTAL MARKET VALUE		456,043			
SOH/AGL Deduction		187,558			
ASSESSED VALUE		268,485			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		218,485			
TOTAL JUST VALUE		456,043			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		362,402			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007007	NEW CONSTR	80,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/0696	2/04/2000	WD	U	V	01	100
GRANTOR: HICKS VITA M						
GRANTEE: HICKS VITA M & KRIS						
0918/0695	2/04/2000	QC	U	V	01	100
GRANTOR: HICKS JOAN F						
GRANTEE: HICKS VITA M						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2001] W13 PTO=[YR=2001] N12 W12 S12 E12 \$ W22 N1 W6 S1 W5 S24 FGR=[YR=2001] S23 E20 N11 FOP=[YR=2001] E3 N6 W3 S6 \$ N7 W2 N1 W6 N4 W12 \$ E12 S4 E6 S1 E2 S1 E3 S5 E6 S5 E17 N40 \$.