LOT 12
IN OR 2194/491
WINDWARD COVE PB 5/294

RUSSELL MEGAN E/NELSON MICHAEL B
4938 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0012-0000

BUILDING CHARACTERISTICS

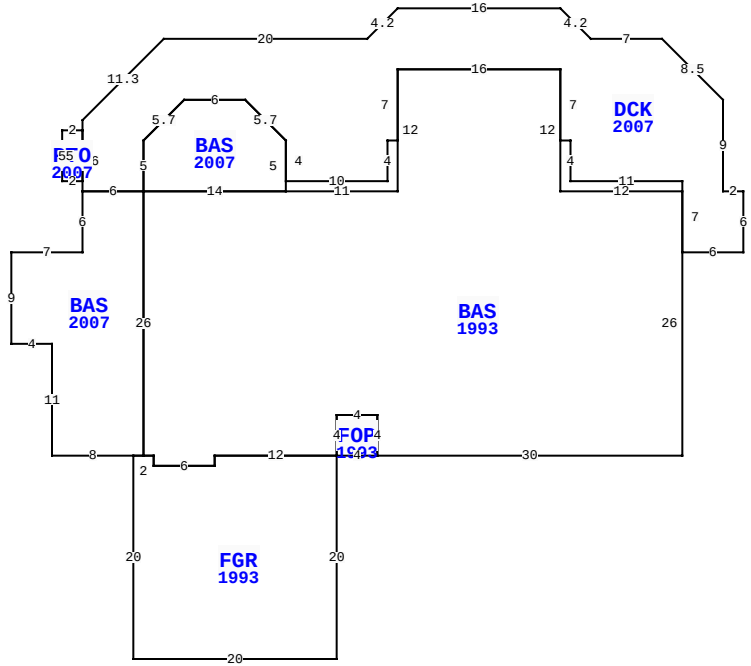
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,560	100	1,560	189,162
BAS	110	100	110	13,339
BAS	252	100	252	30,557
DCK	655	10	66	8,003
FGR	394	55	217	26,313
FOP	16	30	5	606
PTO	10	5	0	0
TOTALS	2,997		2,210	267,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	112.2100	133.25	294,482	1993	2003	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 1922 HX Base Yr 2019



4938 WINDWARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		267,979
TOTAL MARKET OB/XF VALUE		10,075
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		528,054
SOH/AGL Deduction		192,122
ASSESSED VALUE		335,932
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,932
TOTAL JUST VALUE		528,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17595	ADDITION	61,000	07/01/2006
E17716	ELEC OTHER	1,800	07/01/2006
M11806	MECH OTHER	1,600	07/01/2006
R09193	REPAIR/RRF	900	04/01/2006
0218	ADDITION	6,720	06/01/1993
8660	NEW CONSTR	59,728	02/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0491	5/01/2018	WD	Q	I	01	375,000
GRANTOR: FITZ-GERALD DUDLEY B						
GRANTEE: RUSSELL MEGAN E & M						
0682/0878	6/08/1993	WD	Q	I		96,000
GRANTOR: AMELIA ISL BLDG						
GRANTEE: FITZ-GERALD DUDLEY						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W2 N9 U6 L6 W7 U3 L3 W16 D3 L3 W20 D8 L8 S1 PTO=[YR=2007] W2 S5 E2 N5 $ S6 BAS=[YR=2007] S6 W7 S9 E4 S11 E8 FGR=[YR=1993] S20 E20 N20 FOP=[YR=1993] E4 BAS=[YR=1993] E30 N26 W12N12 W16 S12 W11 BAS=[YR=2007] N5 U4 L4 W6 D4 L4 S5 E14 $ W14 S26E1 S1 E6 N1 E12 N4 E4 S4 $ N4 W4 S4$ W12 S1 W6 N1 W2 $ E1 N26 W6 $ E6 N5 U4 R4 E6 D4 R4 S4 E10 N4 E1 N7 E16 S7 E1 S4 E11 S7 E6 N6 $.

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	1993	1993	3	76	2,660	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
3	0812	CONCRETE C	0	100	0	0	1,126.00	SF	4.00	4.00	100	1993	1993	3	68	3,063	
4	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1993	1993	3	68	358	
6	0825	BRICK	0	100	0	0	110.00	SF	12.50	12.50	100	2007	2007	3	97	1,334	

LAND DESCRIPTION

TOTAL OB/XF 10,075

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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 07/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS