LOT 13
IN OR 739 PG 34
WINDWARD COVE PB 5/294

FALLIN SAMUEL EVANS & CAROL
4940 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0013-0000

BUILDING CHARACTERISTICS

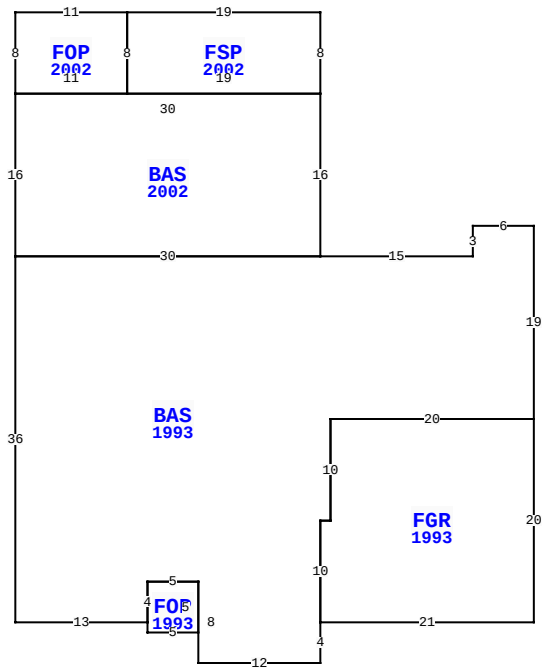
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,472	100	1,472	170,606
BAS	480	100	480	55,632
FGR	410	55	226	26,194
FOP	25	30	8	927
FOP	88	30	26	3,014
FSP	152	40	61	7,070
TOTALS	2,627		2,273	263,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,273	113.0920	134.30	305,264	1992	1994	0	0	0	13.70	86.30

1 SNGL FAM – 100% - 1996 Heated Area: 1952 HX Base Yr 1996



4940 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		263,443
TOTAL MARKET OB/XF VALUE		3,621
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		517,064
SOH/AGL Deduction		341,664
ASSESSED VALUE		175,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,400
TOTAL JUST VALUE		517,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17920	REMODEL	3,000	04/01/2001
B0108121	ADDITION	91,422	03/01/2001
B0108122	DEMOLITION	0	03/01/2001
6406	NEW CONSTR	57,433	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0739/0034	9/12/1995	WD	Q	I		109,000
GRANTOR: SCHROEDER MARK & ANGE						
GRANTEE: FALLIN SAMUEL EVANS						
0672/1276	12/28/1992	WD	Q	I		93,100
GRANTOR: AMELIA ISLAND BUILD						
GRANTEE: SCHROEDER MARK & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 S3 W15 BAS=[YR=2002] N16 FSP=[YR=2002] N8 W19 FOP=[YR=2002] W11 S8 E11 N8 $ S8 E19 $ W30 S16 E30 $ W30 S36 E13 FOP=[YR=1993] S1 E5 N5 W5 S4 $ N4 E5 S8 E12 N4 FGR=[YR=1993] E21 N20 W20 S10 W1 S10 $ N10 E1 N10 E20 N19 $
.

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	0812	CONCRETE C	0	100	0	0	1,125.00	SF	4.00	4.00	100	1992	1992	3	66	2,970	
2	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	2006	2006	3	31	651	

LAND DESCRIPTION

TOTAL OB/XF 3,621

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		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 DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS