



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT		CD	05		AVERAGE 80		0900		01	2,107		105.9380		125.80		265,061		1992		1999		0		0		0		11.30		88.70						
Exterior Wall		11	BD/BTN AVG 20		1 SNGL FAM - 100% - 2021		Heated Area: 2002		HX Base Yr 2021																											
Roof Structure		03	GABLE/HIP 100																																	
Roof Cover		03	COMP SHNGL 100																																	
Interior Wall		05	DRYWALL 100																																	
Interior Floor		14	CARPET 70																																	
Interior Floor		11	CLAY TILE 30																																	
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		1,578		100		1,578		176,080																												
BAS		424		100		424		47,312																												
FOP		50		30		15		1,674																												
FSP		225		40		90		10,043																												
TOTALS		2,277				2,107		235,109																												
EXTRA FEATURES		4942 WINDWARD PL, FERNANDINA BEACH																																		
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						
2		0812		CONCRETE C		0 100		0 0		1,113.00		SF		4.00		4.00		100		1992		1992		3		66		2,938								