LOT 15
WINDWARD COVE PB 5/294

KING MARY LOU &/ANSELL KAREN H JOINT TRUST
129 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0015-0000

BUILDING CHARACTERISTICS

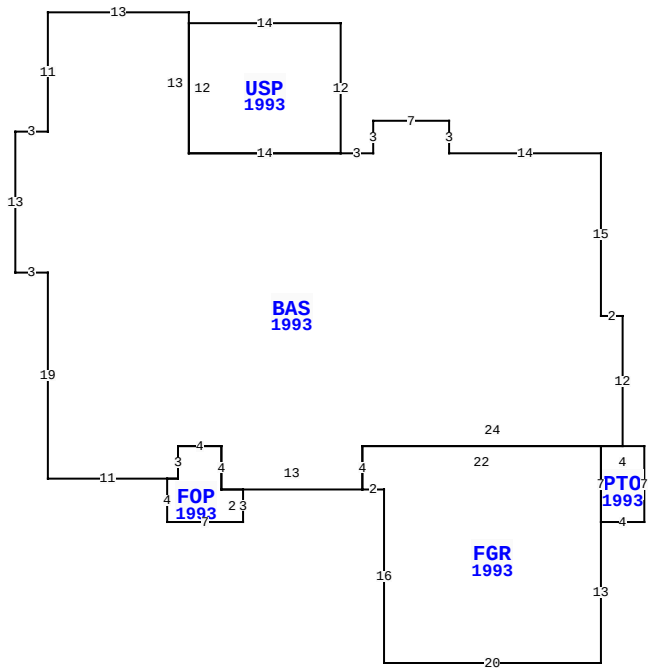
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,718	100	1,718	177,216
FGR	408	55	224	23,106
FOP	38	30	11	1,134
PTO	28	5	1	103
USP	168	30	50	5,158
TOTALS	2,360		2,004	206,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	104.7620	124.40	249,298	1992	1992	0	0	0	17.08	82.92

1 SNGL FAM – 0% - 2023 Heated Area: 1718 HX Base Yr



4944 WINDWARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	206,718
TOTAL MARKET OB/XF VALUE	5,116
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	461,834
SOH/AGL Deduction	0
ASSESSED VALUE	461,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,834
TOTAL JUST VALUE	461,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8164	NEW CONSTR	66,718	06/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0725	2/11/2022	QC	U	I	11	100
GRANTOR: HAYNAM DOUGLAS H & DE						
GRANTEE: HAYNAM DEBORAH JEAN						
2067/0685	8/10/2016	QC	U	I	11	100
GRANTOR: ANSELL KAREN						
GRANTEE: ANSELL KAREN & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N15 W14 N3 W7 S3 W3 USP=[YR=1993] N12 W14 S12 E14 $ W14 N13 W13 S11 W3 S13 E3 S19 E11 FOP=[YR=1993] S4 E7 N3 W2 N4 W4 S3 W1 $ E1 N3 E4 S4 E13 FGR=[YR=1993] E2 S16 E20 N13 PTO=[YR=1993] E4 N7 W4 S7 $ N7 W22 S4 $ N4 E24 N12 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0811	CONCRETE B	0	0	0	0	736.00	SF	5.20	5.20	100	1992	1992	3	66	2,526	

LAND DESCRIPTION

TOTAL OB/XF 5,116

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	0		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