

LOTS 16 & 17
IN OR 2088/1878
WINDWARD COVE PB 5/294

OLSON MARK & ELIZABETH
4946 WINDWARD PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-090C-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

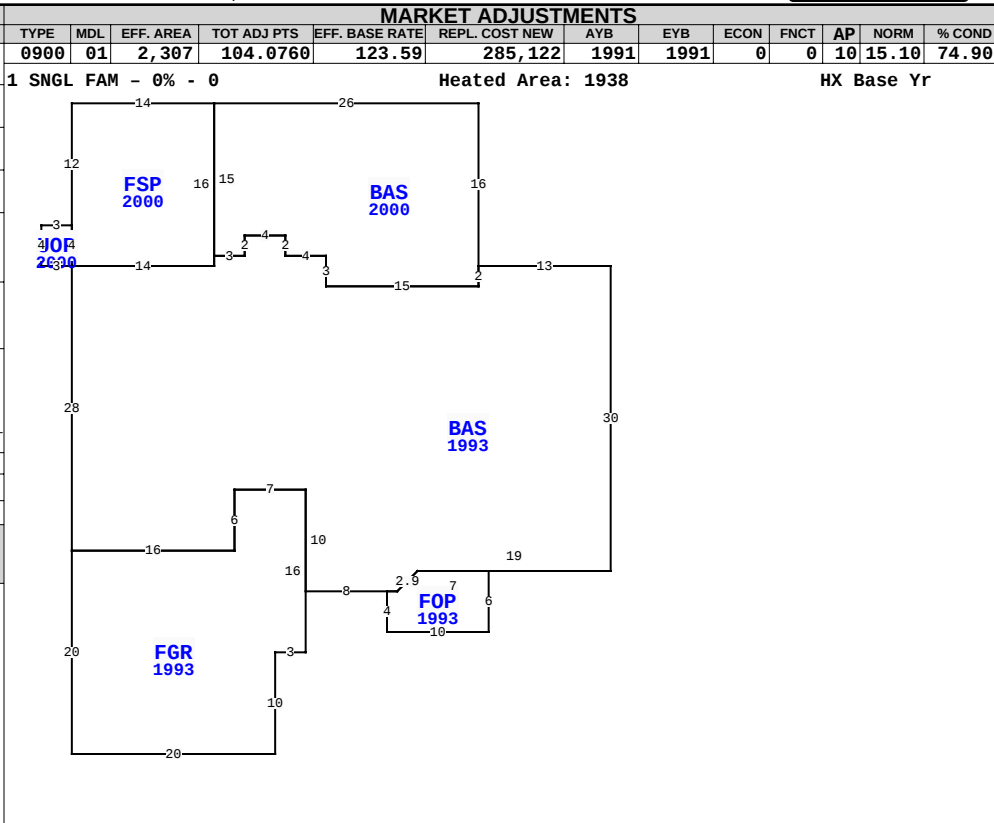
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	139,871
BAS	427	100	427	39,527
FGR	472	55	260	24,068
FOP	56	30	17	1,574
FSP	224	40	90	8,331
UOP	12	20	2	185

TOTALS	2,702		2,307	213,556
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	836.00	SF	5.20
3	1242	WD DECK A	0	0	0	0	178.00	SF	10.00
4	1076	TRELLIS A	0	0	8	14	112.00	SF	7.50
5	0855	CONC PAVER	0	0	0	0	820.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00
2	000100	C	SFR	0		RS-2	0.00	0.00	1.00



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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	0	0	0	836.00	SF	5.20	5.20	100	1991	1991	3	64	2,782	
3	1242	WD DECK A	0	0	0	0	178.00	SF	10.00	10.00	100	1998	1998	3	20	356	
4	1076	TRELLIS A	0	0	8	14	112.00	SF	7.50	7.50	100	1999	1999	3	25	210	
5	0855	CONC PAVER	0	0	0	0	820.00	SF	7.00	7.00	100	2000	2000	3	80	4,592	

TOTAL OB/XF										10,460							
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
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
2	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.50	250,000.00	125,000.00	125,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										8							
VALUATION BY										STANDARD							
Tax Group: 8										Tax Dist:							
BUILDING MARKET VALUE										213,556							
TOTAL MARKET OB/XF VALUE										10,460							
TOTAL LAND VALUE - MARKET										375,000							
TOTAL MARKET VALUE										599,016							
SOH/AGL Deduction										164,067							
ASSESSED VALUE										434,949							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										434,949							
TOTAL JUST VALUE										599,016							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										463,225							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007162	XFOB	2,000	05/01/2000
B006897	ADDITION	10,000	02/01/2000
B9805540	ADDITION	23,000	11/01/1998
7260	NEW CONSTR	54,194	05/14/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/1878	12/16/2016	TD	Q	I	01	275,000	
GRANTOR:MACKIE MARION A TRUST							
GRANTEE:OLSON MARK & ELIZAB							
1235/0964	6/03/2004	WD	U	I	01	100	
GRANTOR:MACKIE MARION A							
GRANTEE:MACKIE MARION A TRU							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 BAS=[YR=2000] N16 W26 FSP=[YR=2000] W14 S12 UOP=[YR=2000] W3 S4 E3 N4 \$ S4 E14 N16 \$ S15 E3 N2 E4 S2 E4 S3 E15 N2 \$ S2 W15 N3 W4 N2 W4 S2 W3 S1 W14 S28 FGR=[YR=1993] S20 E20 N10 E3 N16 W7 S6 W16 \$ E16 N6 E7 S10 E8 FOP=[YR=1993] S4 E10 N6 W7 D2 L2 W1\$ E1 U2 R2 E19 N30 \$									