

FALTEMIER THOMAS & VALERIE L/E/
1955 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

00-00-30-085T-0045-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,145

100

2,145

283,877

FGR

435

55

239

31,630

FOP

52

30

16

2,118

FOP

246

30

74

9,794

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900012,474120.9984151.25374,192199819980012.5087.50

1 SNGL FAM - 100% - 2004

Heated Area: 2145

HX Base Yr 2004

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE327,418

TOTAL MARKET OB/XF VALUE16,743

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE594,161

SOH/AGL Deduction313,863

ASSESSED VALUE280,298

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE230,298

TOTAL JUST VALUE594,161

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE510,262

PERMIT NUMDESCRIPTIONAMTISSUED

B9805481SWIM POOL12,00010/01/1998

B9805482XF0B4,27510/01/1998

B9805165NEW CONSTR105,80007/01/1998

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

2587/15228/30/2022QC U I 11100

GRANTOR:FALTEMIER THOMAS D &

GRANTEE:FALTEMIER EMILY A &

1151/09997/08/2003PR Q I 221,000

GRANTOR:DAVIS CLYDE P/R FOR R

GRANTEE:FALTEMIER THOMAS D

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W28 BAS=[YR=1998] W1 N23 W26 S42 FGR=[YR=1998] S26 E20 N19 W1 N1 W13 N6 W6 \$ E6 S6 E13 S1 E1 S12 E10
FOP=[YR=1998] S2 E8 N8 W6 S6 W2 \$ E2 N6 E6 S8 E17 N30 W3 N2
W9 S2 W14 N8 W2 N2 \$ S2 E2 S8 E14 N2 E9 S2 E3 N10 \$.

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

8

EXTRA FEATURES

1955 WINDSWEEP OAK LN, FERNANDINA BEACH

BLD DATE

XF DATE

LNC DATE

LGL DATE

LAND DATE

AG DATE

03/13/2024MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983812,835

20810CONCRETE A010000606.00SF6.506.50100199819983752,954

30810CONCRETE A010024372.00SF6.506.5010019981998375351

40861POOL GUNIT010000258.00SF85.0085.00100199819983214,605

50845KOOL DECK010000639.00SF7.257.25100199819983753,475

60910SCRN RM L01002929841.00SF15.0015.00100199819983202,523

LAND DESCRIPTIONTOTAL OB/XF16,743

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE05/22/2020BYDJATotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/06/2024 BY SYS