LOT 1
IN OR 813/458
WINDWARD COVE PB 5/294

**LANGFORD SUSAN K & JOHN M**
4953 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-090C-0001-0000**

## BUILDING CHARACTERISTICS

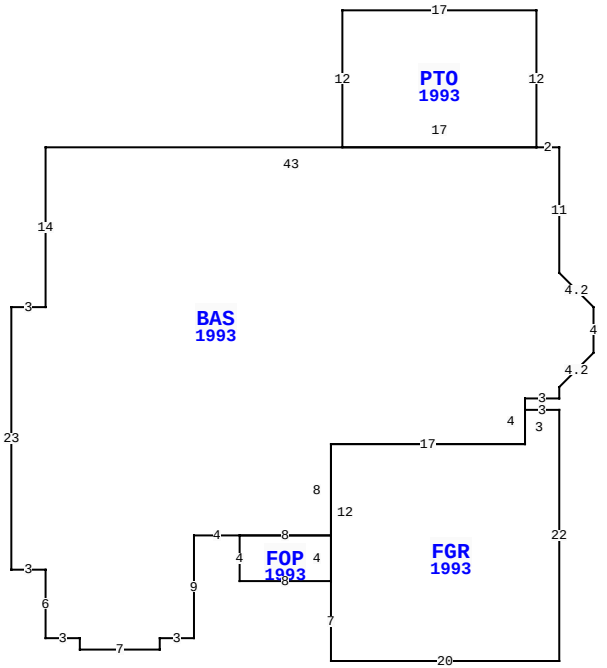
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 1,572 | 100 | 1,572 | 198,680 |
| FGR | 389 | 55 | 214 | 27,047 |
| FOP | 32 | 30 | 10 | 1,264 |
| PTO | 204 | 5 | 10 | 1,264 |
| TOTALS | 2,197 | | 1,806 | 228,254 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,806 | 117.3000 | 146.62 | 264,796 | 1990 | 1995 | 0 | 0 | 0 | 13.80 | 86.20 |

1 SNGL FAM – 100% - 1998 Heated Area: 1572 HX Base Yr 1998




4953 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 | | 228,254 |
| TOTAL MARKET OB/XF VALUE | | 8,273 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 486,527 |
| SOH/AGL Deduction | | 342,198 |
| ASSESSED VALUE | | 144,329 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 44,329 |
| TOTAL JUST VALUE | | 486,527 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 476,614 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 03516 | H/AC | 2,000 | 09/06/1990 |
| 6932 | NEW CONSTR | 1,700 | 09/06/1990 |
| 4033 | NEW CONSTR | 2,450 | 08/14/1990 |
| 6647 | NEW CONSTR | 51,130 | 08/03/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0813/0458 | 11/13/1997 | WD | Q | I | | 115,000 |
| GRANTOR: BURGER GEORG | | | | | | |
| GRANTEE: LANGFORD SUSAN KOCH | | | | | | |
| 0622/0481 | 3/22/1991 | WD | Q | I | | 107,000 |
| GRANTOR: ROWAN DEV COMPANY | | | | | | |
| GRANTEE: BURGER GEORG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 PTO=[YR=1993] N12 W17 S12 E17 $ W43 S14 W3 S23 E3 S6 E3 S1 E7 N1 E3 N9 E4 FOP=[YR=1993] S4 E8 FGR=[YR=1993] S7 E20 N22 W3 S3 W17 S12 $ N4 W8 $ E8N8 E17 N4 E3 N1 U3 R3 N4 U3 L3 N11 $ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 787.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 59.5 | 2,435 | |
| 3 | 0910 | SCRN RM L | 0 | 100 | 17 | 12 | 204.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 612 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 484.00 | SF | 7.00 | 7.00 | 100 | 2004 | 2004 | 3 | 84 | 2,846 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,273

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS