



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
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

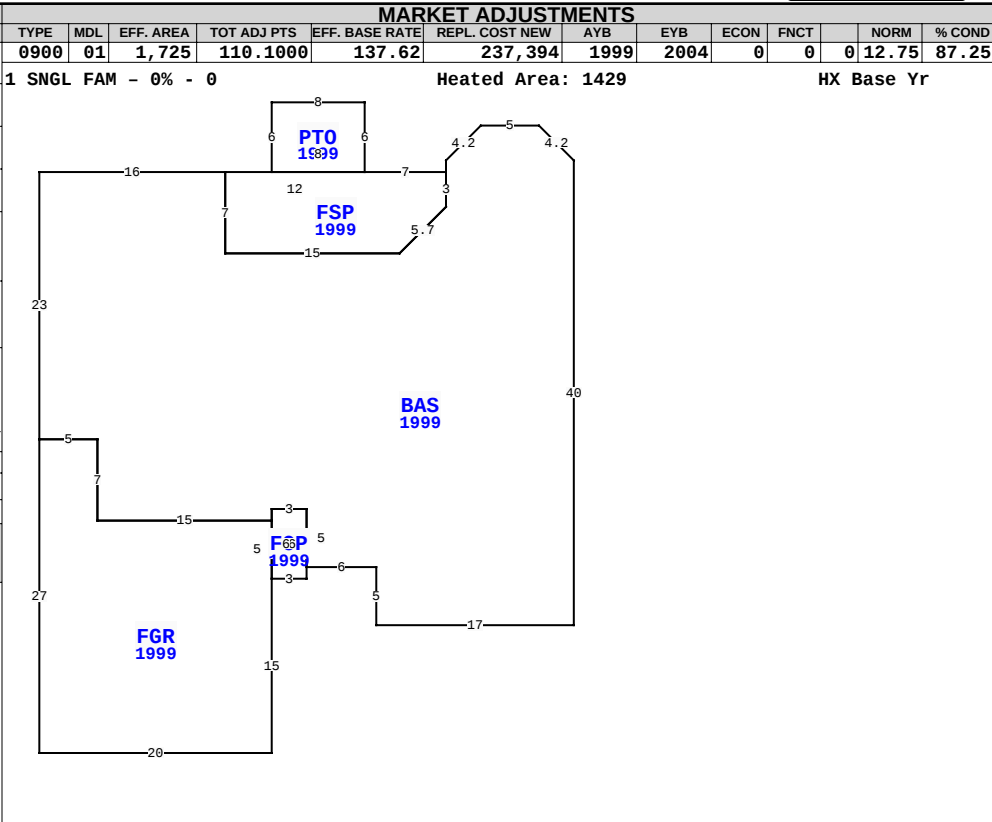
MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,429	100	1,429	171,585
FGR	435	55	239	28,697
FOP	18	30	5	600
FSP	125	40	50	6,004
PTO	48	5	2	240

TOTALS	2,055		1,725	207,126
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	826.00	SF	6.50	6.50
2	0810	CONCRETE A	0	0	23	69.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0	0	8	96.00	SF	20.10	20.10



4951 WINDWARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
207,126									
TOTAL MARKET OB/XF VALUE									
4,865									
TOTAL LAND VALUE - MARKET									
250,000									
TOTAL MARKET VALUE									
461,991									
SOH/AGL Deduction									
27,163									
ASSESSED VALUE									
434,828									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
434,828									
TOTAL JUST VALUE									
461,991									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
453,445									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212805	REPAIR/RRF	0	03/01/2021
B0108161	XFOB	2,400	04/01/2001
B9905760	NEW CONSTR	70,000	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0821	5/03/2021	WD	Q	I	01	429,000
GRANTOR: LANIER WANDA J						
GRANTEE: PECK TERRY LEE & BA						
1882/1110	9/24/2013	WD	U	I	11	100
GRANTOR: LANIER WANDA J						
GRANTEE: MUCHMORE JASON L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] U3 L3 W5 D3 L3 S1 FSP=[YR=1999] W7									
PTO=[YR=1999] N6 W8 S6 E8 \$ W12 S7 E15 U4 R4 N3 \$ S3 L4									
D4 W15 N7 W16 S23 FGR=[YR=1999] S27 E20 N15 FOP=[YR=1999]									
E3 N6 W3 S6 \$ N5 W15 N7 W5 \$ E5 S7 E15 N1 E3 S5 E6 S5 E17 N40									
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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		RSF-2	0.00	0.00	1.00
TOTAL OB/XF 4,865									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000		