LOT 3
WINDWARD COVE PB 5/294

DUNHAM KAREN
4949 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-090C-0003-0000

BUILDING CHARACTERISTICS

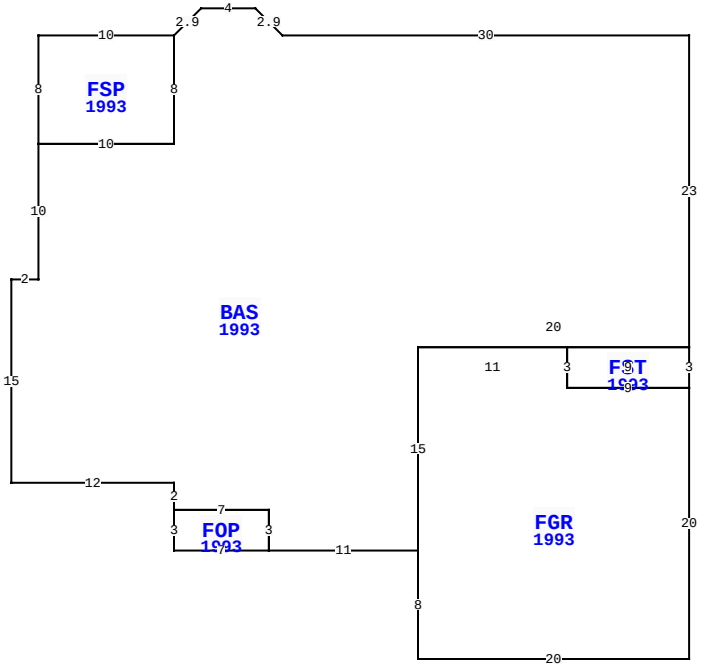
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,415	100	1,415	163,403
FGR	433	55	238	27,484
FOP	21	30	6	693
FSP	80	40	32	3,695
FST	27	55	15	1,733
TOTALS	1,976		1,706	197,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,706	109.2000	136.50	232,869	1991	1991	0	0	0	15.40	84.60

1 SNGL FAM – 100% - 2023 Heated Area: 1415 HX Base Yr 2023



4949 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		197,007
TOTAL MARKET OB/XF VALUE		5,126
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		452,133
SOH/AGL Deduction		19,599
ASSESSED VALUE		432,534
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,534
TOTAL JUST VALUE		452,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213151	ROOF	6,000	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/0122	7/12/2022	SW	U	I	18	355,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DUNHAM KAREN						
2480/0575	6/28/2021	MS	U	I	11	411,000
GRANTOR: LAW OFFICES OF JASON						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 U2 L2 W4 D2 L2 FSP=[YR=1993] W10 S8 E10 N8$ S8 W10 S10 W2 S15 E12 S2 FOP=[YR=1993] S3 E7 N3 W7$ E7 S3 E11 FGR=[YR=1993] S8 E20 N20FST=[YR=1993] N3 W9 S3 E9$ W9 N3 W11S15$ N15 E20 N23$.

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	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	830.00	SF	5.20	5.20	100	1991	1991	3	62	2,676	

LAND DESCRIPTION

TOTAL OB/XF 5,126

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