

LOT 4
IN OR 1488/1896
WINDWARD COVE PB 5/294

SIMPSON RALPH K & MARIE K
23 NAVARRE
IRVINE, CA 92612

2024

00-00-30-090C-0004-0000



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 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
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NEIGHBORHOOD/LOC	3031.00
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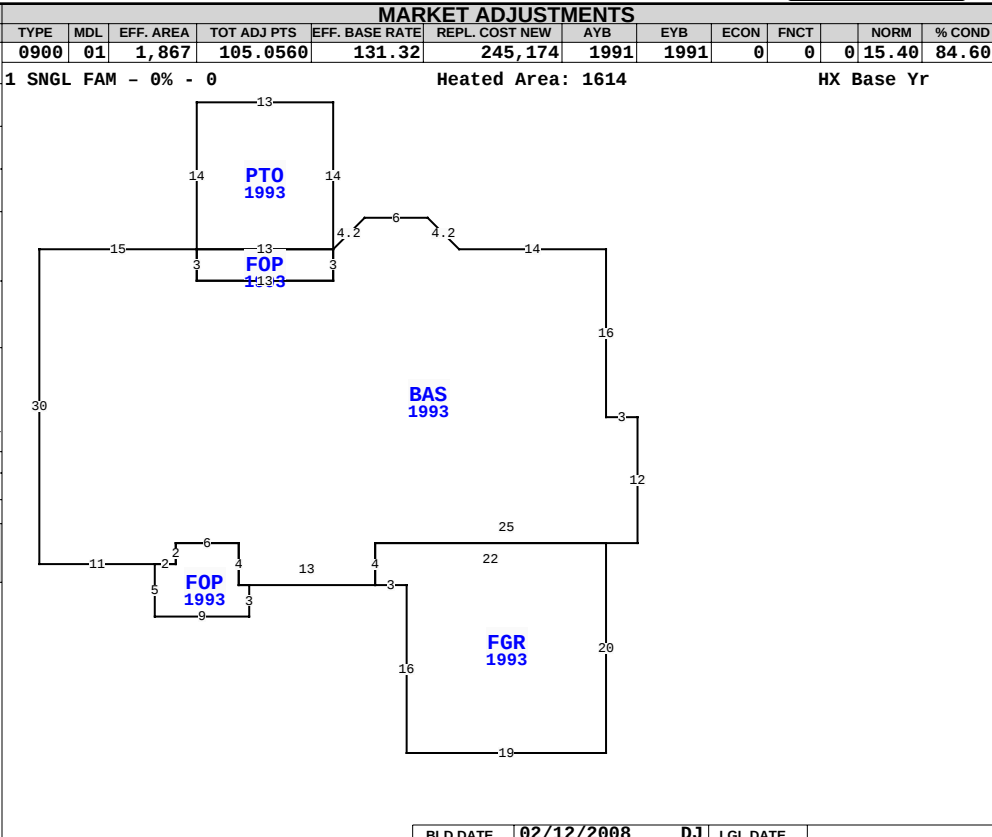
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1,614	179,310
FGR	392	55	216	23,997
FOP	39	30	12	1,333
FOP	55	30	16	1,777
PTO	182	5	9	1,000
TOTALS	2,282		1,867	207,417

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	70	2,450
2	0811	CONCRETE B	0	0	0	0		757.00	SF 5.20	5.20	100	1991	1991	3	62	2,441
3	0810	CONCRETE A	0	0	30	3		90.00	SF 6.50	6.50	100	1991	1991	3	62	363

LAND DESCRIPTION		
L N	USE CODE	CLS

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



4947 WINDWARD PL, FERNANDINA BEACH

BLD DATE	02/12/2008	DJ	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	207,417
TOTAL MARKET OB/XF VALUE	5,254
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	462,671
SOH/AGL Deduction	79,780
ASSESSED VALUE	382,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,891
TOTAL JUST VALUE	462,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7010	NEW CONSTR	57,155	02/21/1991

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7010	NEW CONSTR	57,155	02/21/1991

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W14 U3 L3 W6 D3 L3 PTO=[YR=1993] N14 W13 S14 FOP=[YR=1993] S3 E13 N3 W13\$E13 \$ S3 W13 N3 W15 S30 E11FOP=[YR=1993] S5 E9 N3 W1 N4 W6 S2 W2\$ E2 N2 E6 S4 E13 FGR=[YR=1993] E3S16 E19 N20 W22 S4\$ N4 E25 N12W3 N16\$.