

HOEY JOHN V III L/E/
4945 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

00-00-30-090C-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall10ABOVE AVG 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo12HARDWOOD 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories1.100

Units0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS56100566,675

BAS40010040047,675

BAS1,3291001,329158,398

BAS35010035041,715

FOP3230101,192

PTO2245111,311

TOTALS2,3912,156256,966

MARKET ADJUSTMENTS

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

0900012,156108.7800135.98293,173199119980012.3587.65

1 SNGL FAM - 100% - 2018Heated Area: 2135HX Base Yr 2018

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

EXTRA FEATURES4945 WINDWARD PL, FERNANDINA BEACH

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

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199119913702,450

20811CONCRETE B010000977.00SF5.205.20100199119913623,150

30810CONCRETE A01000061.00SF6.506.5010019911991362246

40940SHEDS/PORT01001410140.00SF30.0030.0010020002000320840

50477VF 4 SLAT01000030.00LF14.0014.0010020092009376319

LAND DESCRIPTIONTOTAL OB/XF7,005

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003RSF-20.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE10/08/2021BYRKXTotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE256,966

TOTAL MARKET OB/XF VALUE7,005

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE513,971

SOH/AGL Deduction225,190

ASSESSED VALUE288,781

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE238,781

TOTAL JUST VALUE513,971

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE502,701

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2575/17987/06/2022LEUII11100

GRANTOR: HOEY JOHN V III

GRANTEE: HOEY JOHN V III L/E

2465/10705/26/2021LEUII11100

GRANTOR: HOEY JOHN V III & REB

GRANTEE: MILFORD JOHN CARL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 PTO=[YR=2007] N14 W16 BAS=[YR=1998] W25 S14
BAS=[YR=1993] W24 S14 E4 S17 E25 N4 FOP=[YR=1993] E8 N4 W8
S4\$ N4 E18 BAS=[YR=1993] S4 E20 N20 W20 S16\$ N16 E12 N7 W35\$
E25 N14\$ S14 E16\$ W6 S7 E8 N7\$.