



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 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	1,428	100	1,428	167,209
FGR	369	55	203	23,770
FOP	23	30	7	820
FSP	192	40	77	9,016
TOTALS	2,012		1,715	200,814

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	755.00	SF	5.20	5.20	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,715	110.4000	138.00	236,670	1992	1992	0	0	0 15.15	84.85
1 SNGL FAM - 100% - 2016 Heated Area: 1428 HX Base Yr 2016											
4937 WINDWARD PL, FERNANDINA BEACH											

TOTAL OB/XF											
2,513											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		200,814	
TOTAL MARKET OB/XF VALUE		2,513	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		453,327	
SOH/AGL Deduction		211,178	
ASSESSED VALUE		242,149	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		192,149	
TOTAL JUST VALUE		453,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,084	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1706415	SCRNENCL	4,329	07/18/2017
B22853	XF0B	1,920	09/01/2009
R12081	REPAIR/RRF	200	09/01/2009
7923	NEW CONSTR	56,996	03/12/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2723/195	6/28/2024	WD	Q	I	01
GRANTOR: LAURENT ARTHUR J & EL					
GRANTEE: ROYER STEVEN R					
1644/0515	10/09/2009	WD	Q	I	01
GRANTOR: STUCKEY ERNEST G & RO					
GRANTEE: LAURENT ARTHUR J &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 S1 W15 FSP=[YR=2017] N12 W16 S12 E16\$ W29 S34 E12 FOP=[YR=1993] S3 E6 N4 W5 S1 W1\$ E1 N1 E5 S9 E12 N8 FGR=[YR=1993] E20 N18 W17 N3 W3 S21\$ N21 E3 S3 E17 N17\$.											