



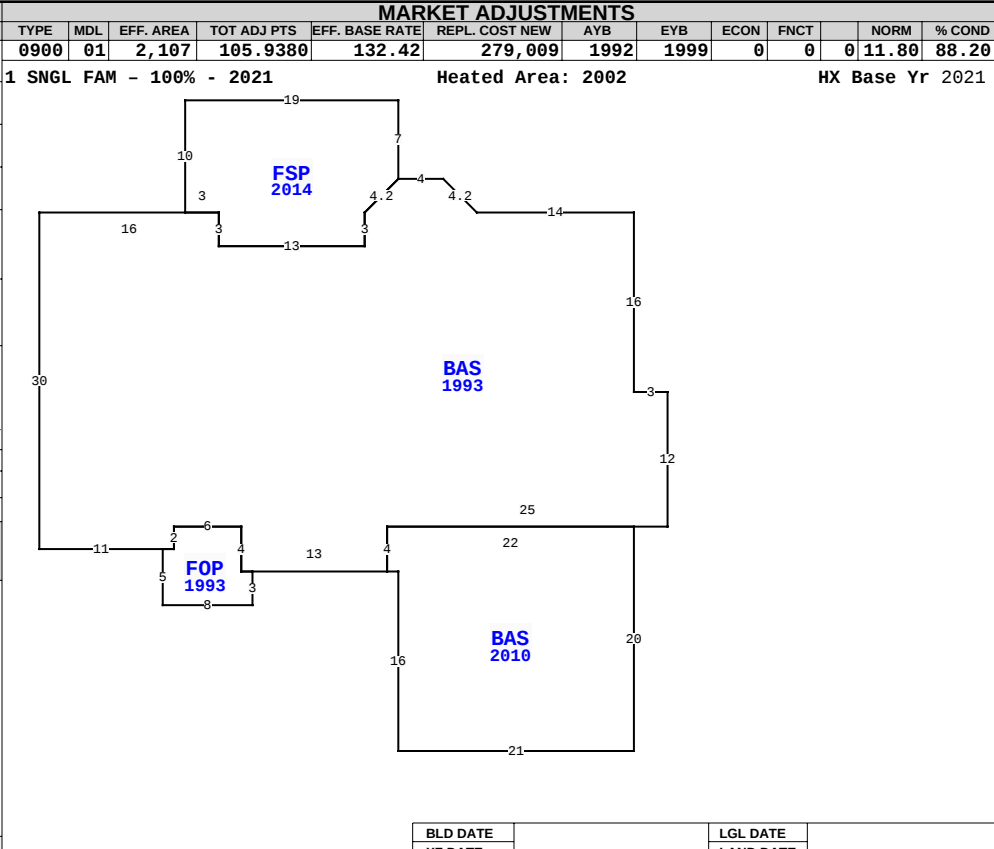
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,578	100	1,578	184,302
BAS	424	100	424	49,521
FOP	50	30	15	1,752
FSP	225	40	90	10,512
TOTALS	2,277		2,107	246,086

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0 100	0	0	1,113.00	SF	4.00	4.00	100	1992	1992	3

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



4942 WINDWARD PL, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
2,849													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		246,086	
TOTAL MARKET OB/XF VALUE		2,849	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		498,935	
SOH/AGL Deduction		122,841	
ASSESSED VALUE		376,094	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		326,094	
TOTAL JUST VALUE		498,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,047	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218803	REPAIR/RRF	3,000	08/01/2021
B1428942	REMODEL	4,248	06/01/2014
7695	NEW CONSTR	61,546	11/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2348/0578	3/13/2020	WD	Q	I	02	355,000
GRANTOR: TASSEY MARGARET ROBER						
GRANTEE: MILLS JAMES P JR						
2177/0913	2/15/2018	LE	U	I	11	100
GRANTOR: TASSEY MARGARET ROBER						
GRANTEE: TASSEY MARGARET ROB						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W14 U3 L3 W4 FSP=[YR=2014] N7 W19 S10 E3 S3 E13 N3 U3 R3 \$ D3 L3 S3 W13 N3 W16 S30 E11 FOP=[YR=1993] S5 E8 N3 W1 N4W6 S2 W1 \$ E1 N2 E6 S4 E13 BAS=[YR=2010] E1 S16 E21 N20 W22 S4\$N4 E25 N12 W3 N16\$.													