UNIT 20
IN OR 1879/1251
THE COLONY CONDO OR 653/712

MELROYHAS LLC
1671 RIGGING WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-019C-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	PROJECT	PROJECT 100
Balcony	FOP	FOP 100
Parking	2 CAR GAR	2 CAR GAR 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,149			1,149	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0192300		1,149				1991	1991	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

4750 WESTWIND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	300,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	300,000
SOH/AGL Deduction	14,687
ASSESSED VALUE	285,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,313
TOTAL JUST VALUE	300,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1879/1251	9/12/2013	WD	Q	I	02	115,000
GRANTOR: MAGLIENTI LEANNA ETAL						
GRANTEE: MELROYHAS LLC						
1817/0445	9/28/2012	PR	U	I	19	100
GRANTOR: MAGLIENTI LEANNA P/R						
GRANTEE: MAGLIENTI LEANNA &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS