

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump	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	
01	2300	1,149				1991	1991	100	100	0		
1 CONDO - 0% - 2025 HX Base Yr												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
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				0	
ASSESSED VALUE				300,000	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				300,000	
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 / V / I /	RSN CD	SALE PRICE
2729/1346	8/02/2024	WD Q	Q I	01	310,000
GRANTOR: WALKER SUSAN KAY					
GRANTEE: MANNING ROBERT WAYN					
1728/0321	2/23/2011	QC U	I I	11	100
GRANTOR: WALKER SUSAN KAY & PH					
GRANTEE: WALKER SUSAN KAY					
BUILDING NOTES					
BUILDING DIMENSIONS					

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4829 WESTWIND CT, FERNANDINA BEACH									

TOTAL OB/XF													0										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV