LOT 9
WINDWARD COVE PB 5/294

ROYER STEVEN R/ROYER KAREN M
1036 CALHOUN RD
GLEN ROCK, PA 17327

2025

00-00-30-090C-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

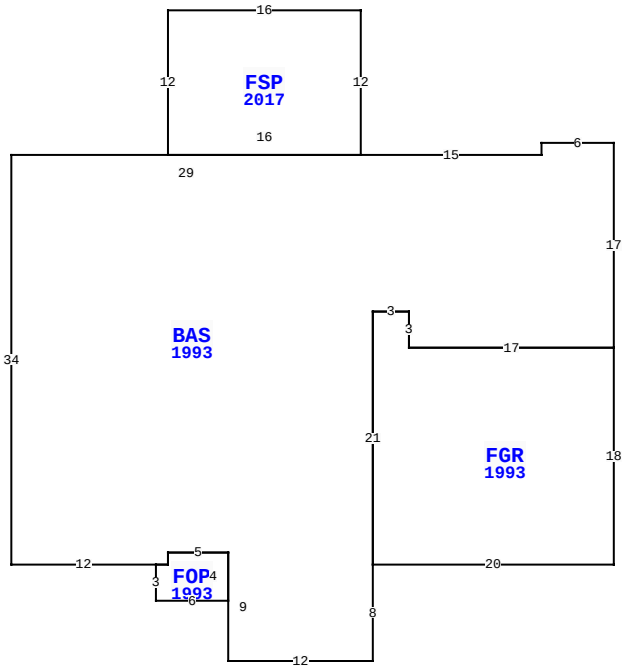
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1993	1,428	210,527
FGR	369	55	1993	203	29,928
FOP	23	30	1993	7	1,032
FSP	192	40	2017	77	11,352
TOTALS	2,012			1,715	252,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,715	110.4000	174.43	299,147	1992	1992	0	0	0	15.48	84.52

1 SFR CUST – 0% - 2025 Heated Area: 1428 HX Base Yr



4937 WINDWARD PL, 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	252,839
TOTAL MARKET OB/XF VALUE	2,434
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	505,273
SOH/AGL Deduction	0
ASSESSED VALUE	505,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,273
TOTAL JUST VALUE	505,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1706415	SCRNENCL	4,329	07/18/2017
B22853	XFOB	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	SALE PRICE
2723/195	6/28/2024	WD	Q	I	01	616,500
GRANTOR: LAURENT ARTHUR J & EL						
GRANTEE: ROYER STEVEN R						
1644/0515	10/09/2009	WD	Q	I	01	222,500
GRANTOR: STUCKEY ERNEST G & RO						
GRANTEE: LAURENT ARTHUR J &						

BUILDING NOTES

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$.

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
1	0811	CONCRETE B	0	0	0	0	755.00	SF	5.20	5.20	100	1992	1992	3	62	2,434	

LAND DESCRIPTION

TOTAL OB/XF 2,434

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
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS