LOT 10
IN OR 918/696
WINDWARD COVE PB 5/294

HICKS VITA/HICKS KRISTINA L
4935 WINDWARD PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-090C-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

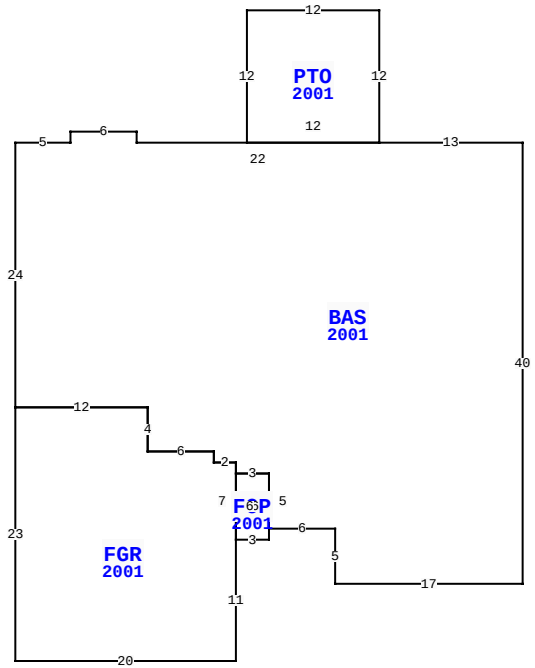
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,500	100	2001	1,500	222,792
FGR	426	55	2001	234	34,756
FOP	18	30	2001	5	742
PTO	144	5	2001	7	1,039
TOTALS	2,088			1,746	259,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,746	113.6000	179.49	313,390	2001	2001	0	0	0	17.25	82.75

1 SFR CUST – 100% - 2019 Heated Area: 1500 HX Base Yr 2019



4935 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		259,330
TOTAL MARKET OB/XF VALUE		7,379
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		516,709
SOH/AGL Deduction		232,149
ASSESSED VALUE		284,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,838
TOTAL JUST VALUE		516,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007007	NEW CONSTR	80,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0918/0696	2/04/2000	WD	Q	V	01	100
GRANTOR: HICKS VITA M						
GRANTEE: HICKS VITA M & KRIS						
0918/0695	2/04/2000	QC	Q	V	01	100
GRANTOR: HICKS JOAN F						
GRANTEE: HICKS VITA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 PTO=[YR=2001] N12 W12 S12 E12 $ W22 N1 W6 S1 W5 S24 FGR=[YR=2001] S23 E20 N11 FOP=[YR=2001] E3 N6 W3 S6 $ N7 W2 N1 W6 N4 W12 $ E12 S4 E6 S1 E2 S1 E3 S5 E6 S5 E17 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,043.00	SF	4.00	4.00	100	2001	2001	3	79	3,296	
3	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	2001	2001	3	79	647	
4	1127	BRICK 8"	0	100	12	4	48.00	SF	11.00	11.00	100	2001	2001	3	94	496	

LAND DESCRIPTION

TOTAL OB/XF 7,379

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	100	0003	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