



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Floor										1 100										0192300									
Recreation										POOL										1 CONDO 100% - 2020									
TENNIS CT										TENNIS CT 100										HX Base Yr 2020									
Location										CORNER										CORNER 100									
View Lump										PROJECT										PROJECT 100									
Balcony										FOP										FOP 100									
Parking										2 CAR GAR										2 CAR GAR 100									
Bedrooms										2 100										2 100									
Bathrooms										2 100										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									
EXTRA FEATURES										4744 WESTWIND CT, FERNANDINA BEACH																			
L N										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									
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										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 07/09/2026 BY SYS									