LOT 2
WINDWARD COVE PB 5/294

BURNETT JOHN CHARLES & LUCY
4951 WINDWARD PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0002-0000

BUILDING CHARACTERISTICS

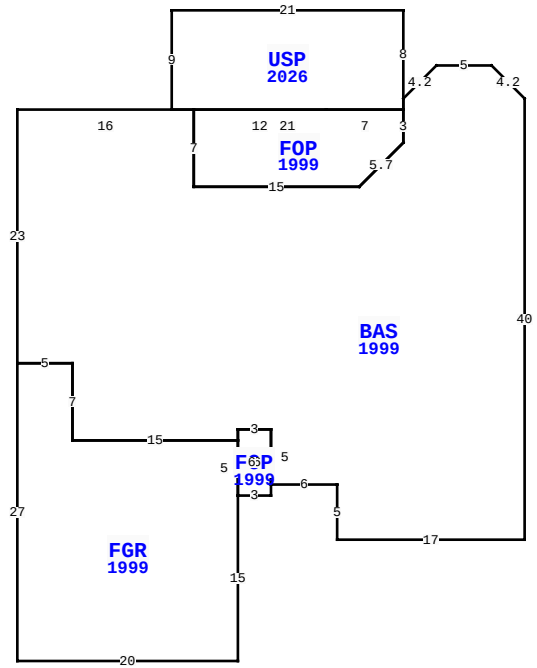
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,429	100	1999	1,429	215,524
FGR	435	55	1999	239	36,046
FOP	18	30	1999	5	754
FOP	125	30	1999	38	5,731
USP	189	30	2026	57	8,597
TOTALS	2,196			1,768	266,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,768	110.1000	182.77	323,137	1999	1999	0	0	0	17.48	82.52

1 SFR CUST 100% - 2026 Heated Area: 1429 HX Base Yr 2026



4951 WINDWARD PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

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
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	2000	2000	3	20	386	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		266,653
TOTAL MARKET OB/XF VALUE		386
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		512,039
SOH/AGL Deduction		0
ASSESSED VALUE		512,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		460,628
TOTAL JUST VALUE		512,039
NCON VALUE		6,485
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005134	AD RES SCN	6,255	05/13/2025
20212805	REPAIR/RRF	0	03/01/2021
B0108161	XFOB	2,400	04/01/2001
B9905760	NEW CONSTR	70,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2760/508	1/02/2025	WD	Q	I	01	595,000
GRANTOR: PECK TERRY LEE & BARB						
GRANTEE: BURNETT JOHN CHARLE						
2458/0821	5/03/2021	WD	Q	I	01	429,000
GRANTOR: LANIER WANDA J						
GRANTEE: PECK TERRY LEE & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] U3L3 W5 D3L3 S1 S3 D4L4 W15 N7 W16 S23 E5 S7 E15 N1 E3 S5 E6 S5 E17 N40 $
FGR=[YR=1999;ORIG=-46,24] S27 E20 N15 N5 W15 N7 W5 $
USP=[YR=2026;ORIG=-32,1] N9 E21 S8 S1 W21 $
FOP=[YR=1999;ORIG=-11,1] W7 W12 S7 E15 U4R4 N3 $
FOP=[YR=1999;ORIG=-26,36] E3 N6 W3 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 386

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	245,000.00	245,000.00	245,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 07/09/2026 BY SYS