



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
------------------	---------

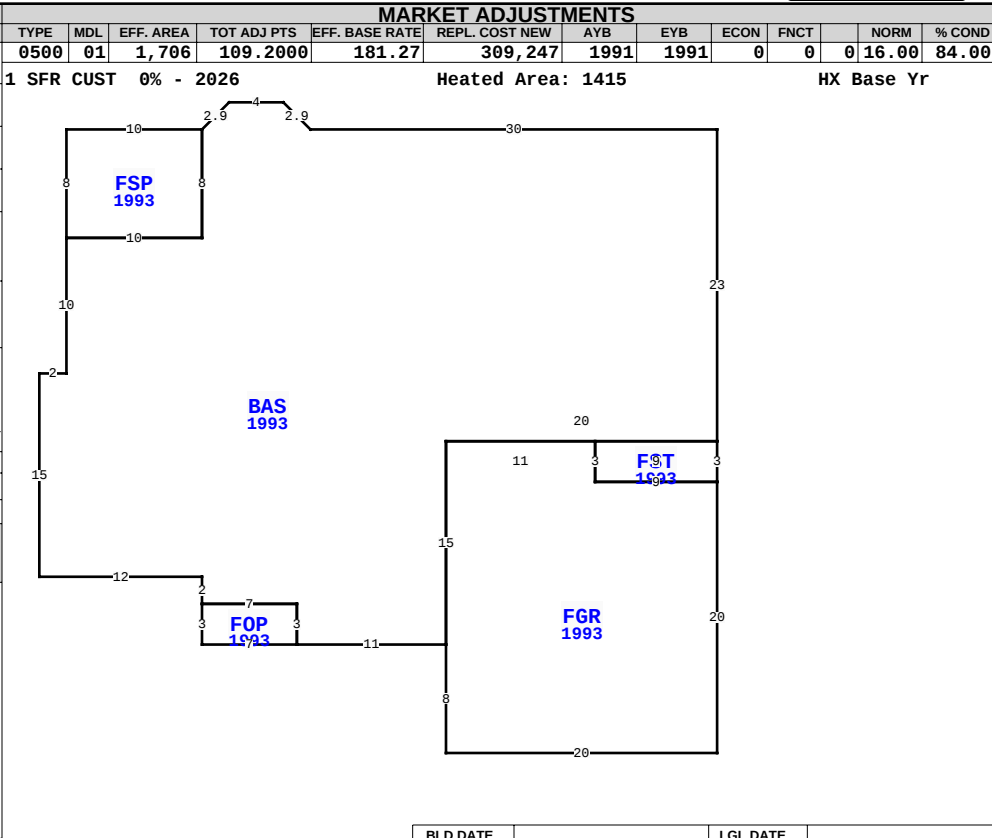
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	1993	1,415	215,457
FGR	433	55	1993	238	36,239
FOP	21	30	1993	6	914
FSP	80	40	1993	32	4,873
FST	27	55	1993	15	2,284
TOTALS	1,976			1,706	259,767

EXTRA FEATURES	
----------------	--

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	1991	1991	3	66	2,310

LAND DESCRIPTION			TOTAL OB/XF 2,310													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	245,000.00	245,000.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



4949 WINDWARD PL, FERNANDINA BEACH

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

TOTAL OB/XF 2,310																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	245,000.00	245,000.00

Total Acres:	0.00	Total Land Value:	245,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,767
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		507,077
SOH/AGL Deduction		0
ASSESSED VALUE		507,077
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		507,077
TOTAL JUST VALUE		507,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213151	ROOF	6,000	10/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2865/1815	5/04/2026	WD	Q	I	01	567,000
GRANTOR: DUNHAM KAREN						
GRANTEE: SCHELL ROBERT COLEM						
2577/0122	7/12/2022	SW	U	I	18	355,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DUNHAM KAREN						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=1993] W30 U2 L2 W4 D2 L2 FSP=[YR=1993] W10 S8 E10 N8\$ S8 W10 S10 W2 S15 E12 S2 FOP=[YR=1993] S3 E7 N3 W7\$ E7 S3 E11 FGR=[YR=1993] S8 E20 N20FST=[YR=1993] N3 W9 S3 E9\$ W9 N3 W11S15\$ N15 E20 N23\$.																