PT OF LOT 5 & FRACT OF LOT 6
IN OR 2575/1798
WINDWARD COVE PB 5/294

HOEY JOHN V III L/E/
4945 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0005-0000

BUILDING CHARACTERISTICS

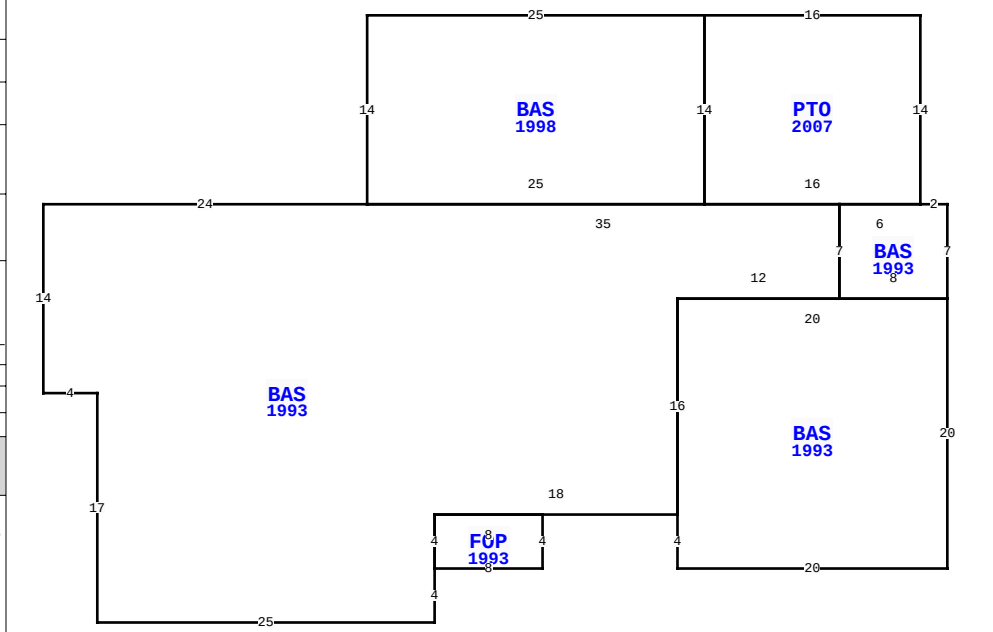
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	56	100	1993	56	8,438
BAS	400	100	1993	400	60,274
BAS	1,329	100	1993	1,329	200,262
BAS	350	100	1998	350	52,740
FOP	32	30	1993	10	1,507
PTO	224	5	2007	11	1,657
TOTALS	2,391			2,156	324,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,156	108.7800	180.57	389,309	1991	1991	0	0	0	16.55	83.45

1 SFR CUST 100% - 2018 Heated Area: 2135 HX Base Yr 2018



4945 WINDWARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		324,878
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		573,028
SOH/AGL Deduction		267,849
ASSESSED VALUE		305,179
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,768
TOTAL JUST VALUE		573,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212872	REPAIR/RRF	0	03/01/2021
M12761	MECH OTHER	0	03/01/2007
R10156	REPAIR/RRF	1,200	03/01/2007
P12159	OTHER	0	02/01/2007
B9805019	ADDITION	14,700	05/01/1998
7524	NEW CONSTR	51,207	09/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2575/1798	7/06/2022	LE	U	I	11	100
GRANTOR: HOEY JOHN V III						
GRANTEE: HOEY JOHN V III L/E						
2465/1070	5/26/2021	LE	U	I	11	100
GRANTOR: HOEY JOHN V III & REB						
GRANTEE: MILFORD JOHN CARL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 PTO=[YR=2007] N14 W16 BAS=[YR=1998] W25 S14 BAS=[YR=1993] W24 S14 E4 S17 E25 N4 FOP=[YR=1993] E8 N4 W8 S4$ N4 E18 BAS=[YR=1993] S4 E20 N20 W20 S16$ N16 E12 N7 W35$ E25 N14$ S14 E16$ W6 S7 E8 N7$.

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	1991	1991	3	66	2,310	
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	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