PT OF LOT 6 & FRACT LOT 5
IN OR 1513/1639
WINDWARD COVE PB 5/294

SHARPE LYN
1635 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

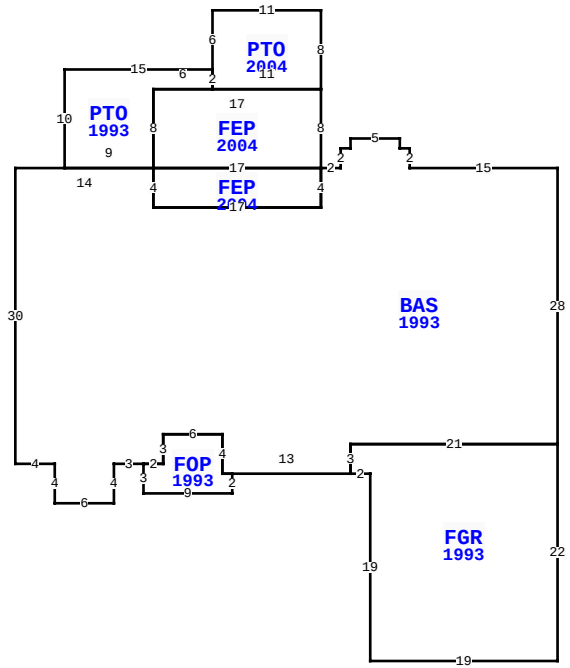
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,578	100	1993	1,578	240,436
FEP	68	80	2004	54	8,228
FEP	136	80	2004	109	16,608
FGR	424	55	1993	233	35,502
FOP	44	30	1993	13	1,981
PTO	102	5	1993	5	762
PTO	88	5	2004	4	610
TOTALS	2,440			1,996	304,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,996	109.2700	181.39	362,054	1991	1991	0	0	0	16.00	84.00

1 SFR CUST 0% - 0 Heated Area: 1578 HX Base Yr



BLD DATE	02/12/2008 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/09/2026 MLU
AG DATE	

4943 WINDWARD PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	304,125
TOTAL MARKET OB/XF VALUE	3,336
TOTAL LAND VALUE - MARKET	245,000
TOTAL MARKET VALUE	552,461
SOH/AGL Deduction	49,211
ASSESSED VALUE	503,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	503,250
TOTAL JUST VALUE	552,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	549,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413451	ADDITION	30,753	08/01/2004
7557	NEW CONSTR	68,046	10/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1639	7/20/2007	WD	Q	I		318,000
GRANTOR: PATTERSON CHARLES M &						
GRANTEE: SHARPE LYN						
1082/0383	9/23/2002	WD	Q	I		185,000
GRANTOR: BREELAND FRANK E & DO						
GRANTEE: PATTERSON CHARLES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N2 W1 N1 W5 S1 W1 S2 W2 FEP=[YR=2004] N8 PTO=[YR=2004] N8 W11 S6 PTO=[YR=1993] W15 S10 E9 N8 E6 N2 $ S2 E11 $ W17 S8 E17 $ FEP=[YR=2004] W17 S4 E17 N4 $ S4 W17 N4 W14 S30 E4 S4 E6 N4 E3 FOP=[YR=1993] S3 E9 N2 W1 N4 W6 S3 W2 $ E2 N3 E6 S4 E13 FGR=[YR=1993] E2 S19 E19 N22 W21 S3 $ N3 E21 N28 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
3	1242	WD DECK A	0	0	0	0	114.00	SF	10.00	10.00	100	1992	1992	3	20	228	
4	0820	WOOD WALK	0	0	0	0	74.00	SF	11.75	11.75	100	1992	1992	3	40	348	
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2002	2002	3	20	257	
8	0940	SHEDS/PORT	0	0	6	8	48.00	SF	20.10	20.10	100	2002	2002	3	20	193	

LAND DESCRIPTION

TOTAL OB/XF 3,336

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	0		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