LOT 7
WINDWARD COVE PB 5/294

NODIT DINU C & LAURENTIA
4941 WINDWARD PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0007-0000

BUILDING CHARACTERISTICS

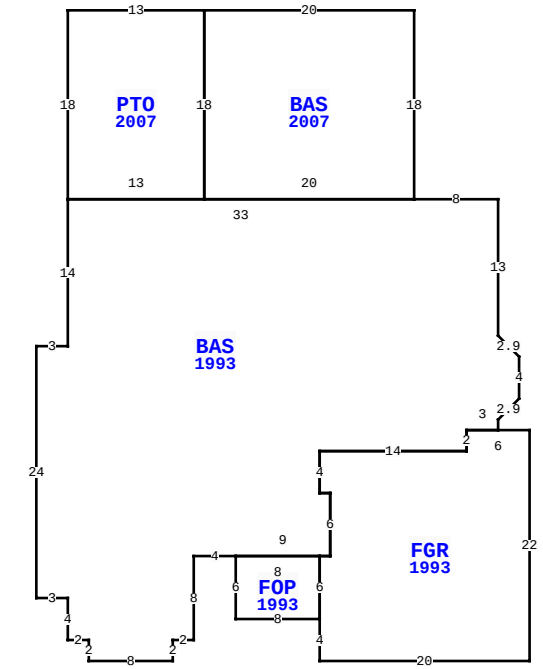
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,420	100	1993	1,420	221,358
BAS	360	100	2007	360	56,119
FGR	406	55	1993	223	34,762
FOP	48	30	1993	14	2,183
PTO	234	5	2007	12	1,871
TOTALS	2,468			2,029	316,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,029	111.1320	184.48	374,310	1992	1992	0	0	0	15.50	84.50

1 SFR CUST 100% - 2022 Heated Area: 1780 HX Base Yr 2022



4941 WINDWARD PL, FERNANDINA BEACH

BLD DATE	12/18/2007 KK	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		316,292
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		561,292
SOH/AGL Deduction		117,402
ASSESSED VALUE		443,890
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		392,479
TOTAL JUST VALUE		561,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12848	MECH OTHER	0	04/01/2007
R10276	REPAIR/RRF	800	04/01/2007
B19732	ADDITION	12,000	04/01/2007
8165	NEW CONSTR	57,178	06/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1220	4/12/2021	WD	Q	I	01	520,000
GRANTOR: LACY STEVE & JEANNIE						
GRANTEE: NODIT DINU C & LAUR						
2242/1612	12/07/2018	WD	Q	I	01	377,000
GRANTOR: JASINSKY BRUCE A & PA						
GRANTEE: LACY STEVE & JEANNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 BAS=[YR=2007] N18 W20 PTO=[YR=2007] W13 S18 E13 N18$ S18 E20$ W33 S14 W3 S24 E3 S4 E2 S2 E8 N2 E2 N8 E4 FOP=[YR=1993] S6 E8 FGR=[YR=1993] S4 E20 N22 W6 S2 W14 S4 E1 S6 W1 S6$ N6 W8$ E9 N6 W1 N4 E14 N2 E3 N1 U2 R2 N4 U2 L2 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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