LOT 8
IN OR 667 PG 1493
WINDWARD COVE PB 5/294

HOWARD EVERETT EUGENE JR
4939 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0008-0000

BUILDING CHARACTERISTICS

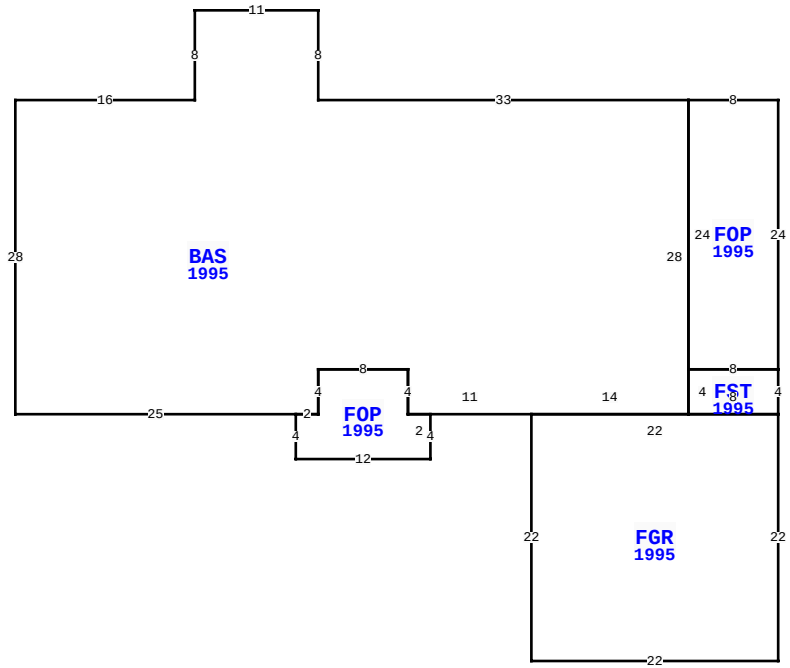
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,736	100	1995	1,736	264,058
FGR	484	55	1995	266	40,461
FOP	80	30	1995	24	3,651
FOP	192	30	1995	58	8,822
FST	32	55	1995	18	2,738
TOTALS	2,524			2,102	319,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,102	107.8000	178.95	376,153	1995	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 1996 Heated Area: 1736 HX Base Yr 1996



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

4939 WINDWARD PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		319,730
TOTAL MARKET OB/XF VALUE		4,025
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		568,755
SOH/AGL Deduction		387,934
ASSESSED VALUE		180,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,410
TOTAL JUST VALUE		568,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401273	NEW CONSTR	72,500	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0667/1493	10/02/1992	WD	U	V		23,000
GRANTOR: AMELIA IS BLDG & DEV						
GRANTEE: HOWARD EVERETT E JR						
0665/1320	8/27/1992	WD	U	V	09	26,200
GRANTOR: ROWAN DEVELOPMENT						
GRANTEE: AMELIA ISLAND BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W8 BAS=[YR=1995] W33 N8 W11 S8 W16 S28 E25
FOP=[YR=1995] S4 E12 N4 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E11
FGR=[YR=1995] S22 E22 N22 FST=[YR=1995] N4 W8 S4 E8$ W22$ E14
N28$ S24 E8 N24$.

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	1995	1995	3	74	2,590	
4	1242	WD DECK A	0	100	41	10	410.00	SF	10.00	10.00	100	2010	2010	3	35	1,435	

LAND DESCRIPTION

TOTAL OB/XF 4,025

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