LOT 9
WINDWARD COVE PB 5/294

ROYER STEVEN R/ROYER KAREN M
1036 CALHOUN RD
GLEN ROCK, PA 17327

**2026**

**00-00-30-090C-0009-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

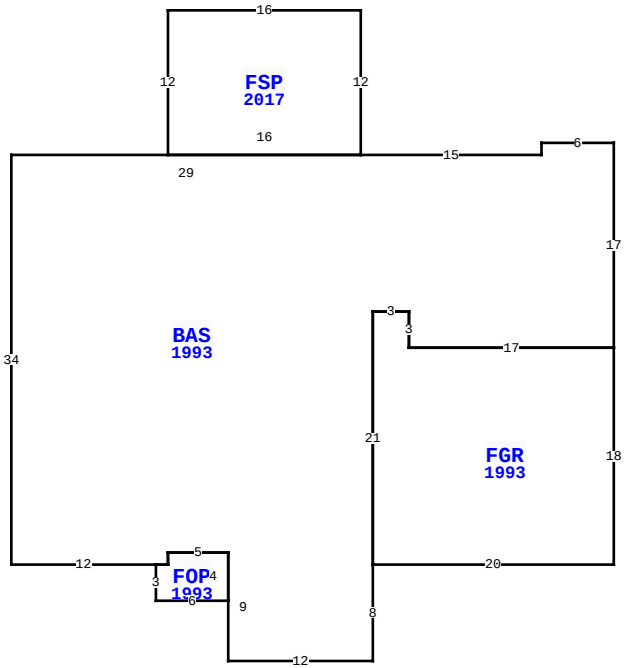
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 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 | 1,428 | 100 | 1993 | 1,428 | 220,347 |
| FGR | 369 | 55 | 1993 | 203 | 31,324 |
| FOP | 23 | 30 | 1993 | 7 | 1,080 |
| FSP | 192 | 40 | 2017 | 77 | 11,881 |
| TOTALS | 2,012 | | | 1,715 | 264,633 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,715 | 110.4000 | 183.26 | 314,291 | 1992 | 1992 | 0 | 0 | 0 | 15.80 | 84.20 |

1 SFR CUST 0% - 2025 Heated Area: 1428 HX Base Yr




4937 WINDWARD PL, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 264,633 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 245,000 |
| TOTAL MARKET VALUE | 509,633 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 509,633 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 509,633 |
| TOTAL JUST VALUE | 509,633 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 505,273 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1706415 | SCRNENCL | 4,329 | 07/18/2017 |
| B22853 | XFOB | 1,920 | 09/01/2009 |
| R12081 | REPAIR/RRF | 200 | 09/01/2009 |
| 7923 | NEW CONSTR | 56,996 | 03/12/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2723/195 | 6/28/2024 | WD | Q | I | 01 | 616,500 |
| GRANTOR: LAURENT ARTHUR J & EL | | | | | | |
| GRANTEE: ROYER STEVEN R | | | | | | |
| 1644/0515 | 10/09/2009 | WD | Q | I | 01 | 222,500 |
| GRANTOR: STUCKEY ERNEST G & RO | | | | | | |
| GRANTEE: LAURENT ARTHUR J & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 S1 W15 FSP=[YR=2017] N12 W16 S12 E16$ W29 S34 E12 FOP=[YR=1993] S3 E6 N4 W5 S1 W1$ E1 N1 E5 S9 E12 N8 FGR=[YR=1993] E20 N18 W17 N3 W3 S21$ N21 E3 S3 E17 N17$.

## 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 | 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