

LOT 10
IN OR 918/696
WINDWARD COVE PB 5/294

HICKS VITA/HICKS KRISTINA L
4935 WINDWARD PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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	1,500	100	2001	1,500	231,953
FGR	426	55	2001	234	36,185
FOP	18	30	2001	5	773
PTO	144	5	2001	7	1,082
TOTALS	2,088			1,746	269,994

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	1,746	113.6000	188.58	329,261	2001	2001	0	0	18.00	82.00	
1 SFR CUST		100% - 2019		Heated Area: 1500				HX Base Yr 2019				

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026

MLU