LOT 11
WINDWARD COVE PB 5/294

GOLACINSKI GARY
4936 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0011-0000

BUILDING CHARACTERISTICS

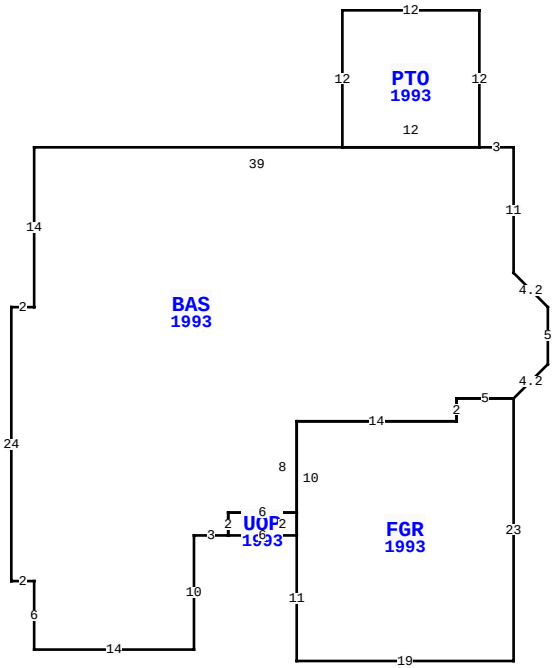
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,428	100	1993	1,428	217,437
FGR	409	55	1993	225	34,260
PTO	144	5	1993	7	1,066
UOP	12	20	1993	2	305
TOTALS	1,993			1,662	253,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,662	109.2000	181.27	301,271	1991	1991	0	0	0	16.00	84.00

1 SFR CUST 100% - 2020 Heated Area: 1428 HX Base Yr 2020



4936 WINDWARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		253,068
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		500,378
SOH/AGL Deduction		160,262
ASSESSED VALUE		340,116
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		238,705
TOTAL JUST VALUE		500,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6993	NEW CONSTR	55,677	02/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/0955	8/28/2019	WD	Q	I	02	360,000
GRANTOR: ARONECK BRETT						
GRANTEE: GOLACINSKI GARY						
2177/0458	1/29/2018	WD	Q	I	02	225,000
GRANTOR: CONRAD RODERICK H & C						
GRANTEE: ARONECK BRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=1993] N12 W12 S12 E12$ W39 S14 W2 S24 E2 S6 E14 N10 E3 UOP=[YR=1993] E6 FGR=[YR=1993] S11 E19 N23 W5 S2 W14 S10$ N2 W6 S2$ N2 E6 N8 E14 N2 E5 R3 U3 N5 L3 U3 N11$.

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	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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