LOT 13
IN OR 739 PG 34
WINDWARD COVE PB 5/294

FALLIN SAMUEL EVANS & CAROL
4940 WINDWARD PLACE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-090C-0013-0000**

## BUILDING CHARACTERISTICS

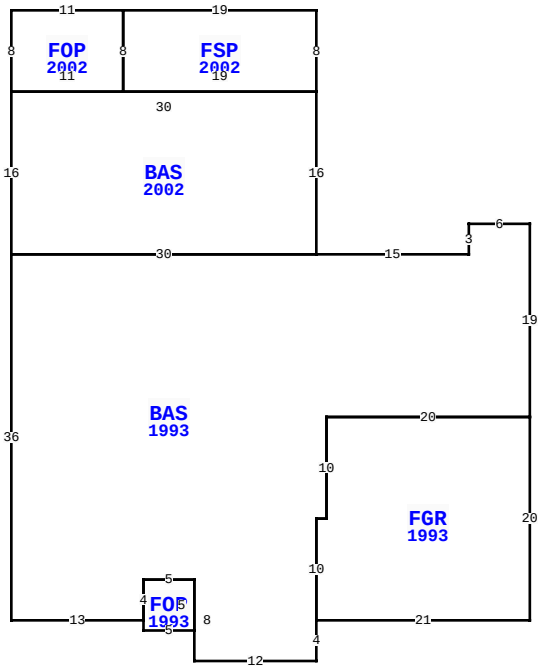
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| 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 | 1,472 | 100 | 1993 | 1,472 | 235,026 |
| BAS | 480 | 100 | 2002 | 480 | 76,639 |
| FGR | 410 | 55 | 1993 | 226 | 36,084 |
| FOP | 25 | 30 | 1993 | 8 | 1,277 |
| FOP | 88 | 30 | 2002 | 26 | 4,151 |
| FSP | 152 | 40 | 2002 | 61 | 9,740 |
| TOTALS | 2,627 | | | 2,273 | 362,917 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,273 | 113.0920 | 187.73 | 426,710 | 1992 | 1994 | 0 | 0 | 0 | 14.95 | 85.05 |

1 SFR CUST 100% - 1996 Heated Area: 1952 HX Base Yr 1996




4940 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 | | 362,917 |
| TOTAL MARKET OB/XF VALUE | | 462 |
| TOTAL LAND VALUE - MARKET | | 245,000 |
| TOTAL MARKET VALUE | | 608,379 |
| SOH/AGL Deduction | | 417,459 |
| ASSESSED VALUE | | 190,920 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 139,509 |
| TOTAL JUST VALUE | | 608,379 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 599,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E17920 | REMODEL | 3,000 | 04/01/2001 |
| B0108121 | ADDITION | 91,422 | 03/01/2001 |
| B0108122 | DEMOLITION | 0 | 03/01/2001 |
| 6406 | NEW CONSTR | 57,433 | 10/01/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0739/0034 | 9/12/1995 | WD | Q | I | | 109,000 |
| GRANTOR: SCHROEDER MARK & ANGE | | | | | | |
| GRANTEE: FALLIN SAMUEL EVANS | | | | | | |
| 0672/1276 | 12/28/1992 | WD | Q | I | | 93,100 |
| GRANTOR: AMELIA ISLAND BUILD | | | | | | |
| GRANTEE: SCHROEDER MARK & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 S3 W15 BAS=[YR=2002] N16 FSP=[YR=2002] N8 W19 FOP=[YR=2002] W11 S8 E11 N8 $ S8 E19 $ W30 S16 E30 $ W30 S36 E13 FOP=[YR=1993] S1 E5 N5 W5 S4 $ N4 E5 S8 E12 N4 FGR=[YR=1993] E21 N20 W20 S10 W1 S10 $ N10 E1 N10 E20 N19 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 7 | 70.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 22 | 462 | |

## LAND DESCRIPTION

TOTAL OB/XF 462

| 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