LOT 15
WINDWARD COVE PB 5/294

KING MARY LOU &/ANSELL KAREN H JOINT TRUST
2901 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

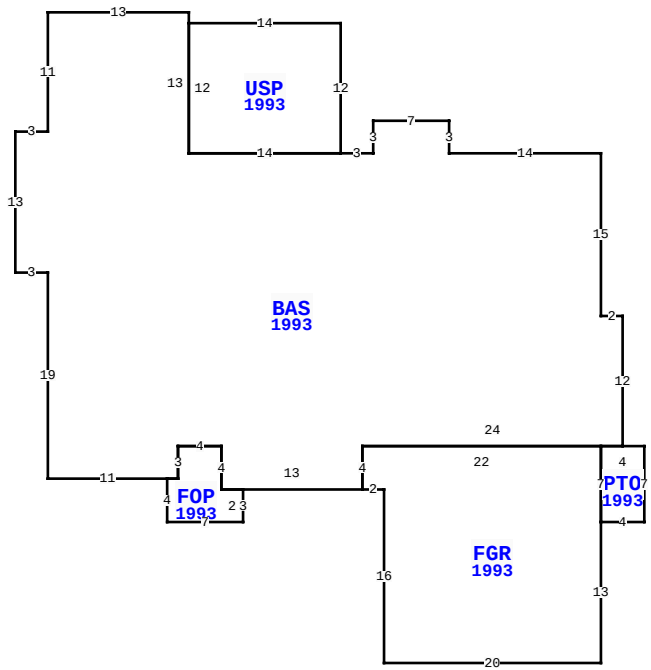
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,718	100	1993	1,718	244,684
FGR	408	55	1993	224	31,903
FOP	38	30	1993	11	1,567
PTO	28	5	1993	1	143
USP	168	30	1993	50	7,121
TOTALS	2,360			2,004	285,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,004	104.7620	173.90	348,496	1992	1992	0	0	0	18.10	81.90

1 SFR CUST 0% - 2023 Heated Area: 1718 HX Base Yr



4944 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	285,418
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	245,000
TOTAL MARKET VALUE	532,798
SOH/AGL Deduction	0
ASSESSED VALUE	532,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,798
TOTAL JUST VALUE	532,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	527,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8164	NEW CONSTR	66,718	06/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2746/1565	10/17/2024	QC	U	I	11	100
GRANTOR: SCHAEDLICH BRANDON						
GRANTEE: HAYNAM DEBORAH JEAN						
2746/1567	10/03/2024	SW	U	I	11	100
GRANTOR: HAYNAM DEBORAH JEAN						
GRANTEE: SCHAEDLICH BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N15 W14 N3 W7 S3 W3 USP=[YR=1993] N12 W14 S12 E14 $ W14 N13 W13 S11 W3 S13 E3 S19 E11 FOP=[YR=1993] S4 E7 N3 W2 N4 W4 S3 W1 $ E1 N3 E4 S4 E13 FGR=[YR=1993] E2 S16 E20 N13 PTO=[YR=1993] E4 N7 W4 S7 $ N7 W22 S4 $ N4 E24 N12 $.

EXTRA FEATURES

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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