

LOTS 16 & 17
IN OR 2088/1878
WINDWARD COVE PB 5/294

OLSON MARK & ELIZABETH
4946 WINDWARD PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-090C-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	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
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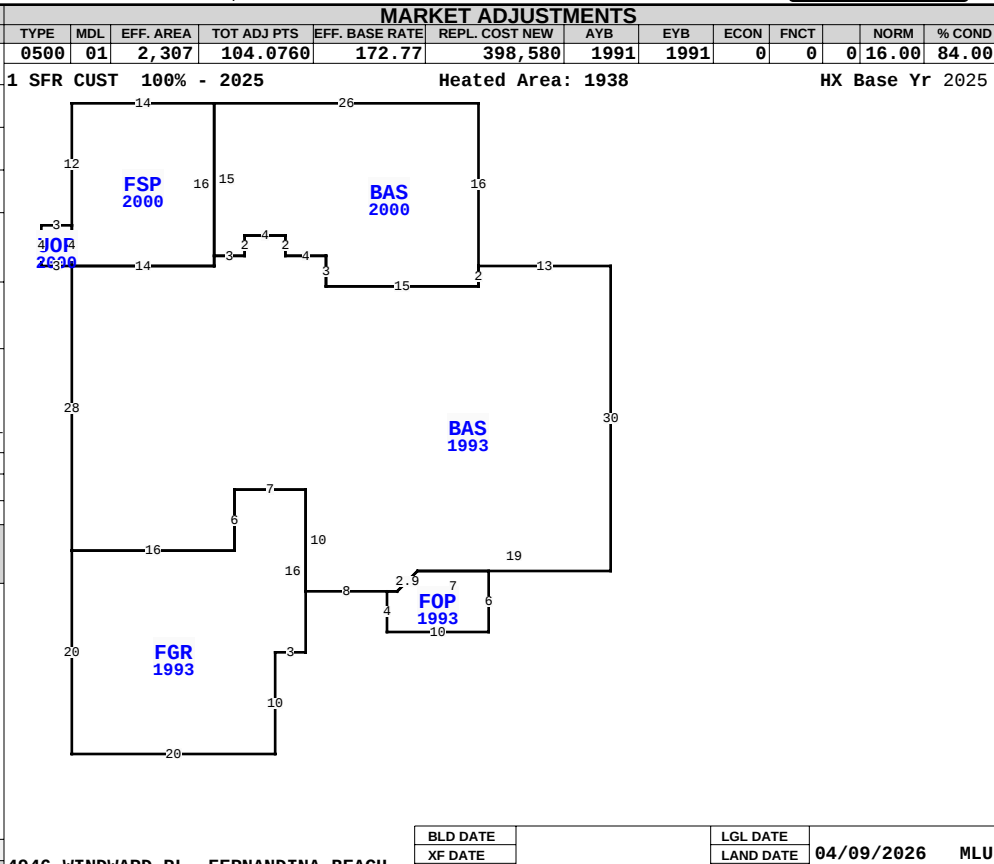
NEIGHBORHOOD/LOC	3031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1993	1,511	219,286
BAS	427	100	2000	427	61,969
FGR	472	55	1993	260	37,733
FOP	56	30	1993	17	2,467
FSP	224	40	2000	90	13,061
UOP	12	20	2000	2	291

TOTALS	2,702			2,307	334,807
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
3	1242	WD DECK A	0	100	0	0	178.00	SF 10.00	10.00
4	1076	TRELLIS A	0	100	8	14	112.00	SF 7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00
2	000100	C	RES	100		RSF-2	0.00	0.00	1.00



4946 WINDWARD PL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/09/2026	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		334,807	
TOTAL MARKET OB/XF VALUE		3,380	
TOTAL LAND VALUE - MARKET		367,500	
TOTAL MARKET VALUE		705,687	
SOH/AGL Deduction		0	
ASSESSED VALUE		705,687	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		654,276	
TOTAL JUST VALUE		705,687	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		704,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007162	XFOB	2,000	05/01/2000
B006897	ADDITION	10,000	02/01/2000
B9805540	ADDITION	23,000	11/01/1998
7260	NEW CONSTR	54,194	05/14/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2088/1878	12/16/2016	TD	Q	I	01
GRANTOR:MACKIE MARION A TRUST					SALE PRICE
GRANTEE: OLSON MARK & ELIZAB					
1235/0964	6/03/2004	WD	Q	I	01
GRANTOR:MACKIE MARION A					100
GRANTEE:MACKIE MARION A TRU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 BAS=[YR=2000] N16 W26 FSP=[YR=2000] W14 S12 UOP=[YR=2000] W3 S4 E3 N4 \$ S4 E14 N16 \$ S15 E3 N2 E4 S2 E4 S3 E15 N2 \$ S2 W15 N3 W4 N2 W4 S2 W3 S1 W14 S28 FGR=[YR=1993] S20 E20 N10 E3 N16 W7 S6 W16 \$ E16 N6 E7 S10 E8 FOP=[YR=1993] S4 E10 N6 W7 D2 L2 W1\$ E1 U2 R2 E19 N30 \$									

LAND DESCRIPTION									
TOTAL OB/XF									
3,380									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00
2	000100	C	RES	100		RSF-2	0.00	0.00	1.00