LOT 21
IN OR 2184/596
WINDWARD COVE PB 5/294

MORTLAND DANIEL B & KAREN K
P O BOX 269
CHICORA, PA 16025

2026

00-00-30-090C-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

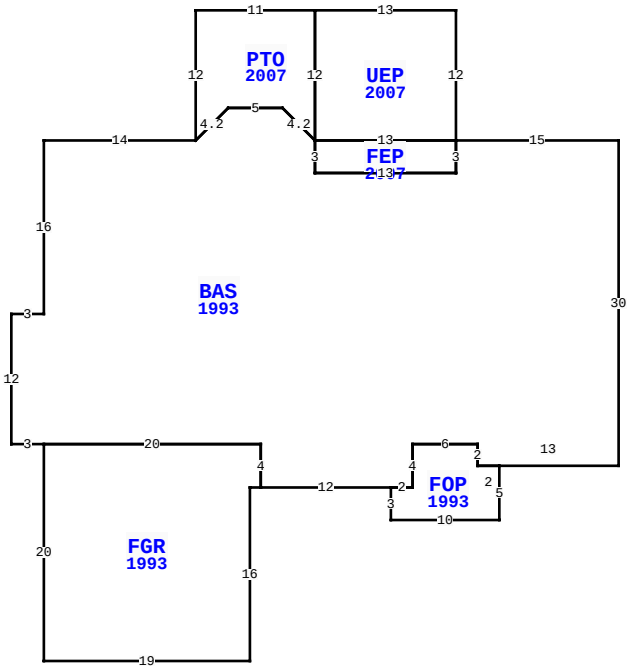
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,587	100	1993	1,587	254,155
FEP	39	80	2007	31	4,964
FGR	384	55	1993	211	33,791
FOP	58	30	1993	17	2,723
PTO	108	5	2007	5	801
UEP	156	60	2007	94	15,054
TOTALS	2,332			1,945	311,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,945	112.1120	186.11	361,984	1991	1997	0	0	0	13.95	86.05

1 SFR CUST 0% - 0 Heated Area: 1587 HX Base Yr



4950 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	311,487
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	245,000
TOTAL MARKET VALUE	558,797
SOH/AGL Deduction	52,255
ASSESSED VALUE	506,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,542
TOTAL JUST VALUE	558,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7158	NEW CONSTR	55,624	04/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2184/0596	3/16/2018	WD	Q	I	01	308,000
GRANTOR: CANFIELD ALYCE E						
GRANTEE: MORTLAND DANIEL B &						
0661/0984	6/17/1992	WD	Q	I		93,100
GRANTOR: ROWAN DEV COMPANY						
GRANTEE: CANFIELD DON & ALYC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UEP=[YR=2007] N12 W13 PTO=[YR=2007] W11 S12 R3 U3 E5 D3 R3 N12$ S12 E13$ FEP=[YR=2007] W13 S3 E13 N3$ S3 W13 N3 L3 U3 W5 D3 L3 W14 S16 W3 S12 E3 FGR=[YR=1993] S20 E19 N16 E1 N4 W20$ E20 S4 E12 FOP=[YR=1993] S3 E10 N5 W2 N2 W6 S4 W2$ E2 N4 E6 S2 E13 N30$.

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	0	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	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