

LOT 2
IN OR 1391/1972
SEA WINDS PB 6/269

DORATIO TIMOTHY JR & JEANETTE M
96030 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034-8500

2023

00-00-30-0608-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2013.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,548	100
FGR	457	55
FOP	46	30
FSP	192	40
PTO	160	5
PTO	110	5
TOTALS	2,513	1,904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,904	100.5480	119.40	227,338	2003	2008	0	0	7.00	93.00

1 SNGL FAM - 100% - 2007

Heated Area: 1548

HX Base Yr 2007

The floor plan diagram shows a building layout with several rooms labeled with blue text: BAS 2003 (a large central room), FGR 2003 (a room at the bottom left), FOP 2003 (a small room at the bottom center), PTO 2003 (a room at the top left), FSP 2003 (a room at the top center), and TC 2009 (a narrow vertical room at the top right). The rooms are surrounded by walls with dimensions labeled in black text. The overall shape is irregular, with a large central area and several smaller rooms and corridors. The dimensions are as follows: Top wall: 15, 6, 24, 4, 33. Right wall: 33, 12, 3. Bottom wall: 20, 20, 11, 3, 8, 3, 12. Left wall: 30, 19, 23, 20. Internal dimensions: 16, 5, 10, 10, 16, 12, 16, 5, 4, 8, 3, 3, 12, 20, 11, 3, 8, 3, 12, 20, 11,

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				211,424		
TOTAL MARKET OB/XF VALUE				7,906		
TOTAL LAND VALUE - MARKET				90,000		
TOTAL MARKET VALUE				309,330		
SOH/AGL Deduction				138,420		
ASSESSED VALUE				170,910		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				120,910		
TOTAL JUST VALUE				309,330		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				288,449		

TOTALS		2,513	1,904		211,424		96030 SEA WINDS DR, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE	
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	0812	CONCRETE C	0	100	0	0	1,025.00	SF	4.00	4.00	100	2003	2003	3	84	3,444		
2	0810	CONCRETE A	0	100	0	0	371.00	SF	6.50	6.50	100	2004	2004	3	86	2,074		
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	19.50	19.50	100	2004	2004	3	24	608		
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780		