LOT 6
IN OR 1092/762
SEA WINDS PB 6/269

ROBERTS WILSON J & JOYCE K
96086 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0608-0006-0000

BUILDING CHARACTERISTICS

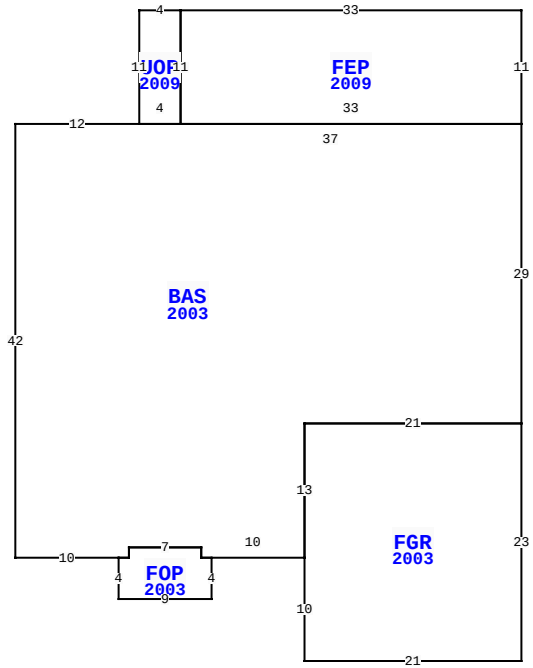
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1,778	176,934
FEP	363	80	290	28,859
FGR	483	55	266	26,470
FOP	43	30	13	1,294
UOP	44	20	9	895
TOTALS	2,711		2,356	234,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	97.7256	116.05	273,414	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2004 Heated Area: 1778 HX Base Yr 2004



96086 SEA WINDS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		234,453
TOTAL MARKET OB/XF VALUE		4,841
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		329,294
SOH/AGL Deduction		145,735
ASSESSED VALUE		183,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,559
TOTAL JUST VALUE		329,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17838	SUNRM	13,000	10/31/2006
B0210579	NEW CONSTR	127,980	12/01/2002
R024644	REPAIR/RRF	2,000	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/0762	11/05/2002	WD	Q	V		32,000

GRANTOR: AMELIA ISLAND LAND DE

GRANTEE: ROBERTS WILSON & JO

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2009] W33 UOP=[YR=2009] W4 S11 BAS=[YR=2003] W12 S42 E10 FOP=[YR=2003] S4 E9 N4 W1 N1 W7 S1 W1 $ E1 N1 E7 S1 E10 FGR=[YR=2003] S10 E21 N23 W21 S13 $ N13 E21 N29 W37$ E4 N11$ S11E33N11$.

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	0811	CONCRETE B	0	100	0	0	927.00	SF	5.20	5.20	100	2003	2003	3	84	4,049	
2	0810	CONCRETE A	0	100	0	0	145.00	SF	6.50	6.50	100	2003	2003	3	84	792	

LAND DESCRIPTION

TOTAL OB/XF 4,841

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS