

LOT 10
IN OR 2016/1870
SEA WINDS PB 6/269

ROWE JENNIFER S
96138 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0608-0010-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	2013.00
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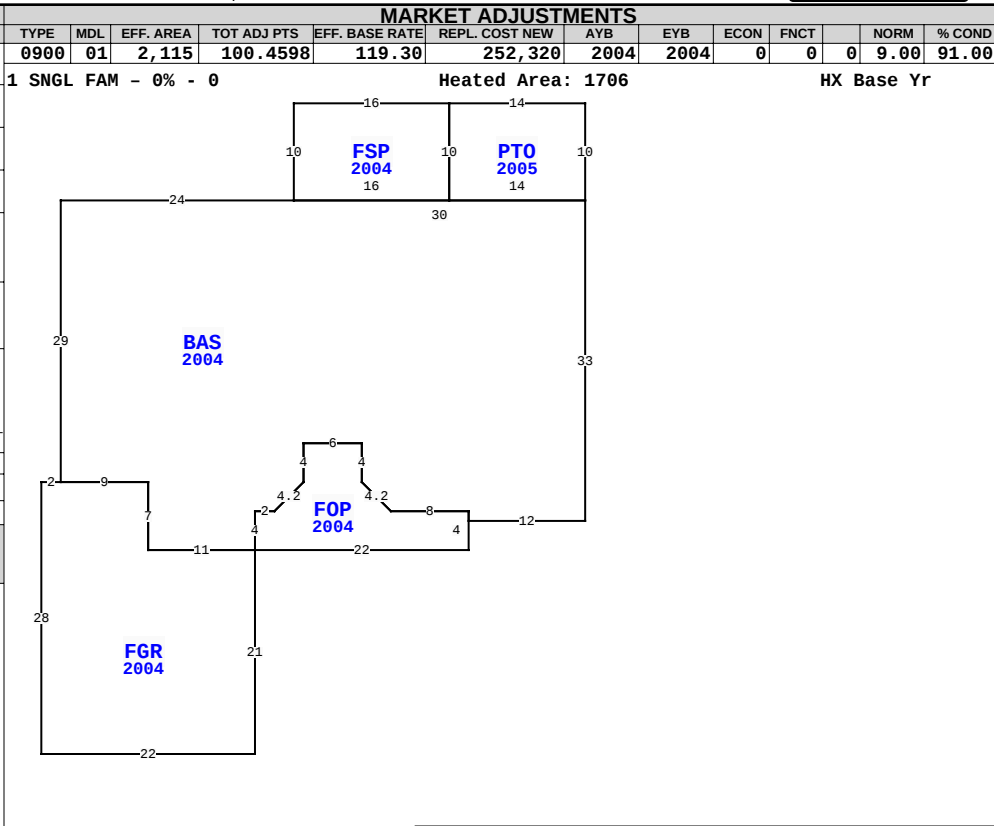
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	185,209
FGR	539	55	296	32,135
FOP	139	30	42	4,560
FSP	160	40	64	6,948
PTO	140	5	7	760

TOTALS	2,684		2,115	229,611
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,448.00	SF	4.00	4.00	4,981
2	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	101

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/23/2019	BY	DJA
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96138 SEA WINDS DR, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,448.00	SF	4.00	4.00	100	2004	2004	3	86	4,981	
18.00	SF	6.50	6.50	100	2004	2004	3	86	101	

TOTAL OB/XF												5,082	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00			

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0	Common: 90,000
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		229,611
TOTAL MARKET OB/XF VALUE		5,082
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		324,693
SOH/AGL Deduction		13,944
ASSESSED VALUE		310,749
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		310,749
TOTAL JUST VALUE		324,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311788	NEW CONSTR	140,000	10/01/2003
R035485	REPAIR/RRF	4,000	10/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2016/1870	11/12/2015	QC	U	I	11	100	
GRANTOR: ROWE BRIAN O & DAWN E							
GRANTEE: ROWE JENNIFER S							
1224/1096	4/22/2004	WD	Q	I		175,600	
GRANTOR: FOUR SEASONS HOMEBUILD							
GRANTEE: ROWE BRIAN O & JENN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2005] W14 FSP=[YR=2004] W16 S10 BAS=[YR=2004] W24 S29 FGR=[YR=2004] W2 S28 E22 N21 W11 N7 W9\$ E9 S7 E11 FOP=[YR=2004] E22 N4 W8 U3 L3 N4W6 S4 L3 D3 W2 S4\$ N4 E2 U3 R3 N4 E6 S4 R3 D3 E8 S1 E12 N33 W30\$ E16 N10\$ S10 E14 N10\$.											