LOT 11
IN OR 1987/229
SEA WINDS PB 6/269

MCRANNOLDS JAMES A & DONNA L
96148 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0608-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	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	02	Quality Level 02

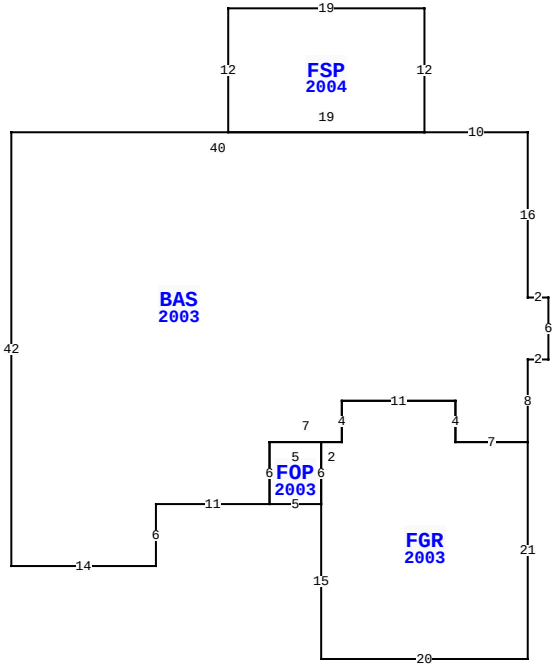
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	181,007
FGR	464	55	255	27,119
FOP	30	30	9	957
FSP	228	40	91	9,678
TOTALS	2,424		2,057	218,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	98.6860	117.19	241,060	2003	2003	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2016 Heated Area: 1702 HX Base Yr 2016



BLD DATE 03/03/2023 NW | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

96148 SEA WINDS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		218,762
TOTAL MARKET OB/XF VALUE		21,644
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		330,406
SOH/AGL Deduction		96,696
ASSESSED VALUE		233,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,710
TOTAL JUST VALUE		330,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516151	SWIM POOL	26,890	01/01/2005
B0311065	NEW CONSTR	127,845	04/01/2003
R034996	REPAIR/RRF	2,000	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0229	6/19/2015	WD	Q	I	01	258,900
GRANTOR: SFA PROPERTIES LLC						
GRANTEE: MCRANNOLDS JAMES A						
1953/1753	12/08/2014	QC	U	I	11	100
GRANTOR: KHATTAK AHMAD FAROUQU						
GRANTEE: SFA PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 FSP=[YR=2004] N12 W19 S12 E19$ W40 S42 E14 N6 E11 FOP=[YR=2003] E5 FGR=[YR=2003] S15 E20 N21 W7 N4 W11 S4 W2 S6$ N6 W5 S6$ N6 E7 N4 E11 S4 E7 N8 E2 N6 W2 N16$.

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	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	2003	2003	3	84	3,797	
2	0810	CONCRETE A	0	100	0	0	103.00	SF	6.50	6.50	100	2003	2003	3	84	562	
4	0861	POOL GUNIT	0	100	0	0	342.00	SF	85.00	85.00	100	2005	2005	3	44	12,791	
5	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	2005	2005	3	87	3,654	
6	1242	WD DECK A	0	100	0	0	292.00	SF	10.00	10.00	100	2005	2005	3	27	788	
7	0851	PATIO STON	0	100	0	0	79.00	SF	0.75	0.75	100	2005	2005	3	87	52	

LAND DESCRIPTION

TOTAL OB/XF 21,644

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 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS