LOT 15
SEA WINDS PB 6/269

CLAIR BRUCE A & PATRICIA
18 CANYON TRAIL
ROCHESTER, NY 14625

2023

00-00-30-0608-0015-0000

BUILDING CHARACTERISTICS

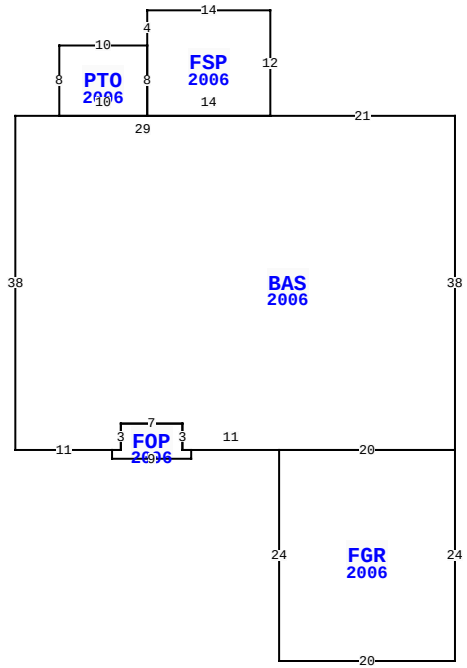
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,879	100	1,879	204,779
FGR	480	55	264	28,771
FOP	30	30	9	981
FSP	168	40	67	7,302
PTO	80	5	4	436
TOTALS	2,637		2,223	242,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	99.7542	118.46	263,337	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 1879 HX Base Yr



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

96208 SEA WINDS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	242,270
TOTAL MARKET OB/XF VALUE	3,631
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	335,901
SOH/AGL Deduction	14,621
ASSESSED VALUE	321,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,280
TOTAL JUST VALUE	335,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001583	WINDOWS	10,406	02/01/2022
C16124	CO ISSUED	175,000	06/30/2006
B16124	NEW CONSTR	175,000	06/30/2006
M11314	MECH OTHER	0	03/01/2006
P10748	OTHER	0	02/01/2006
E16205	ELEC OTHER	7,458	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0531	6/06/2019	WD	Q	I	01	335,000
GRANTOR: SHELTON IAN JACQUES						
GRANTEE: CLAIR BRUCE A & PAT						
2094/0531	12/20/2016	QC	U	I	11	100
GRANTOR: SHELTON IAN JACQUES &						
GRANTEE: SHELTON IAN JACQUES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FSP=[YR=2006] N12 W14 S4 PTO=[YR=2006] W10 S8 E10 N8$ S8 E14$ W29 S38 E11 FOP=[YR=2006] S1 E9 N1 W1 N3W7S3W1$ E1N3E7S3E11 FGR=[YR=2006] S24 E20 N24 W20$ E20 N38$.

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	0	0	0	636.00	SF	5.20	5.20	100	2006	2006	3	88	2,910	
2	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50	6.50	100	2006	2006	3	88	721	

LAND DESCRIPTION

TOTAL OB/XF 3,631

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	0		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 01/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS