LOT 19
SEA WINDS PB 6/269

CORP ROBERT & LINDA
96211 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0608-0019-0000

BUILDING CHARACTERISTICS

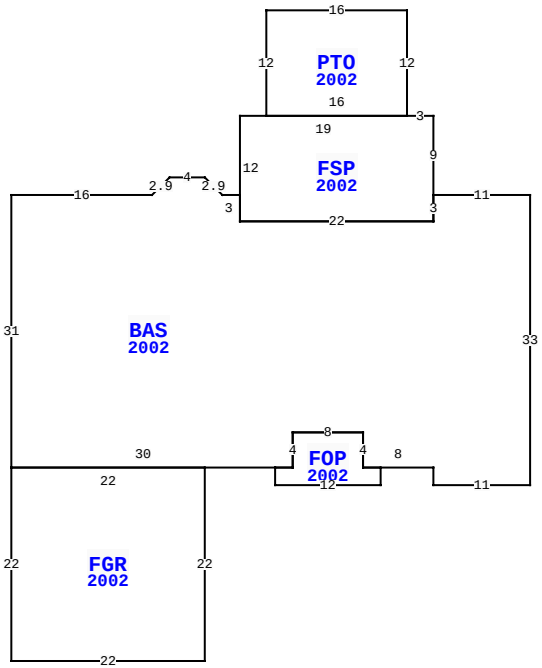
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	1,765	188,213
FGR	484	55	266	28,365
FOP	56	30	17	1,813
FSP	264	40	106	11,303
PTO	192	5	10	1,066
TOTALS	2,761		2,164	230,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,164	99.2250	117.83	254,984	2002	2002	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2022 Heated Area: 1765 HX Base Yr 2022



96211 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		230,761
TOTAL MARKET OB/XF VALUE		7,259
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		328,020
SOH/AGL Deduction		132,631
ASSESSED VALUE		195,389
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,389
TOTAL JUST VALUE		328,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23014	ADDITION	9,707	11/01/2009
B0209974	NEW CONSTR	135,052	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0851	4/29/2021	WD	Q	I	02	320,000
GRANTOR: LAROCHELLE DIANE RACI						
GRANTEE: CORP ROBERT & LINDA						
1918/0378	2/17/2014	WD	U	I	11	100
GRANTOR: LAROCHELLE DIANE R						
GRANTEE: LAROCHELLE DIANE RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FSP=[YR=2002] N9 W3 PTO=[YR=2002] N12 W16 S12 E16 $ W19 S12 E22 N3 $ S3 W22 N3 W2 U2 L2 W4 D2 L2 W16 S31 FGR=[YR=2002] S22 E22N22 W22 $ E30 FOP=[YR=2002] S2 E12 N2 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E8 S2 E11 N33 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	849.00	SF	5.20	5.20	100	2002	2002	3	83	3,664	
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2002	2002	3	83	550	

LAND DESCRIPTION

TOTAL OB/XF 7,259

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