



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

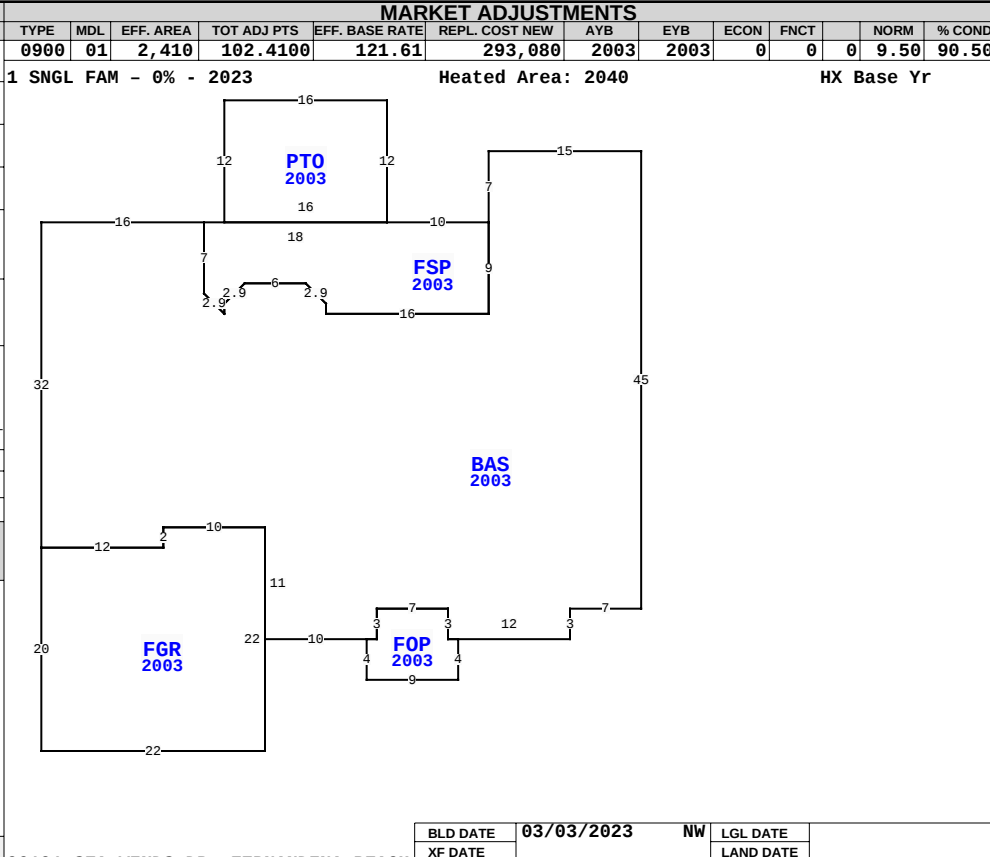
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	224,516
FGR	460	55	253	27,844
FOP	57	30	17	1,871
FSP	224	40	90	9,905
PTO	192	5	10	1,100

TOTALS	2,973		2,410	265,237
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20
3	0810	CONCRETE A	0	0	22	4	88.00	SF	6.50



96191 SEA WINDS DR, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										8									
VALUATION BY										STANDARD									
Tax Group: 8										Tax Dist:									
BUILDING MARKET VALUE										265,237									
TOTAL MARKET OB/XF VALUE										7,011									
TOTAL LAND VALUE - MARKET										90,000									
TOTAL MARKET VALUE										362,248									
SOH/AGL Deduction										0									
ASSESSED VALUE										362,248									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										362,248									
TOTAL JUST VALUE										362,248									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										336,985									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R034735	REPAIR/RRF	3,000	01/01/2003
B0310682	NEW CONSTR	153,202	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/1210	5/06/2022	WD	U	I	11	100	
GRANTOR: CANIFF NANCY A							
GRANTEE: LUCAS-CANIFF JOINT							
2564/0341	5/06/2022	WD	U	I	11	100	
GRANTOR: CANIFF NANCY TRUSTEE							
GRANTEE: CANIFF NANCY A							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W15 S7 FSP=[YR=2003] W10 PTO=[YR=2003] N12 W16 S12 E16 \$ W18 S7 R2 D2 N1 U2 R2 E6 D2 R2 S1 E16 N9\$ S9 W16 N1 U2 L2 W6 D2 L2 S1 U2 L2 N7 W16 S32 FGR=[YR=2003] S20 E22 N22 W10 S2 W12 \$ E12 N2 E10 S11 E10 FOP=[YR=2003] S4 E9 N4 W1 N3 W7 S3 W1 \$ E1 N3 E7 S3 E12 N3 E7 N45 \$.									