LOT 24
IN OR 1128/579
SEA WINDS PB 6/269

KEALY ARTHUR A & EILEEN
96075 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0608-0024-0000

BUILDING CHARACTERISTICS

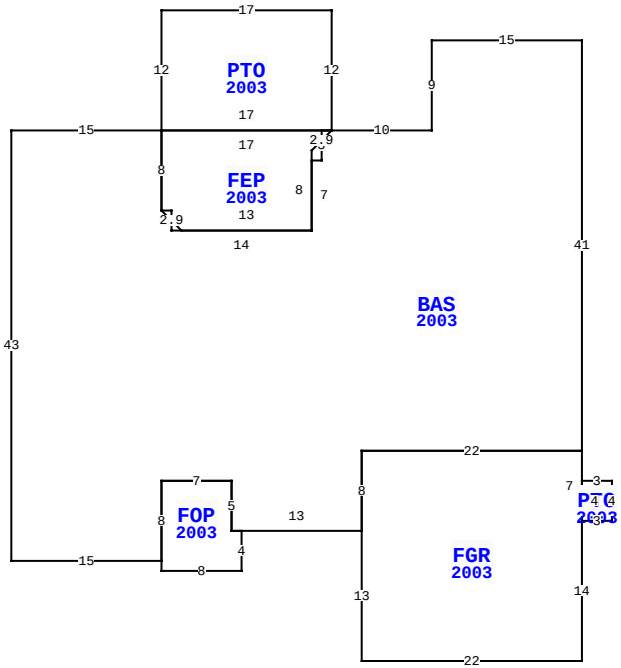
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,098	100	2,098	212,330
FEP	150	80	120	12,145
FGR	462	55	254	25,707
FOP	67	30	20	2,024
PTO	12	5	1	101
PTO	204	5	10	1,012
TOTALS	2,993		2,503	253,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,503	94.1760	111.83	279,910	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2004 Heated Area: 2098 HX Base Yr 2004



96075 SEA WINDS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		253,319
TOTAL MARKET OB/XF VALUE		7,926
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		351,245
SOH/AGL Deduction		152,896
ASSESSED VALUE		198,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,349
TOTAL JUST VALUE		351,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210459	NEW CONSTR	155,935	11/01/2002
R024564	REPAIR/RRF	3,000	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/0579	4/08/2003	WD	Q	I		212,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: KEALY ARTHUR & EILE						
1088/1319	10/18/2002	WD	U	V	19	34,000
GRANTOR: AMELIA ISLAND LAND DE						
GRANTEE: JAMES R HANNAH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 S9 W10 PTO=[YR=2003] N12 W17 S12
FEP=[YR=2003] S8 R2 D2 E13 N8 R2 U2 W17 $ E17 $ W1 S3W1
S7 W14 N2 W1 N8 W15 S43 E15FOP=[YR=2003] S1 E8 N4 W1 N5 W7
S8 $ N8 E7 S5 E13 FGR=[YR=2003] S13 E22 N14 PTO=[YR=2003]
E3 N4 W3 S4 $ N7 W22 S8 $ N8 E22 N41 $.

EXTRA FEATURES

L N	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	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	681.00	SF	5.20	5.20	100	2003	2003	3	84	2,975	
3	0810	CONCRETE A	0	100	0	0	187.00	SF	6.50	6.50	100	2003	2003	3	84	1,021	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	2004	2004	3	24	562	
5	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2004	2004	3	24	288	

LAND DESCRIPTION

TOTAL OB/XF 7,926

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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