

LOT 25
IN OR 1122/1442
SEA WINDS PB 6/269

HALL MICHAEL A & KIMBERLY J
96051 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0608-0025-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 100	0900	01	2,315	96.1380	114.16	264,280	2003	2003	0	0	9.50	90.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004													Heated Area: 1944													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
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			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	1,944	100	1,944	200,844																									
FGR	508	55	279	28,825																									
FOP	62	30	19	1,963																									
FSP	158	40	63	6,509																									
PTO	192	5	10	1,034																									
TOTALS			2,864	2,315	239,173																								
EXTRA FEATURES			96051 SEA WINDS DR, FERNANDINA BEACH																										
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	690.00	SF	5.20	5.20	100	2003	2003	3	84	3,014													
3	0855	CONC PAVER	0	100	27	3	81.00	SF	10.00	10.00	100	2009	2009	3	91	737													
LAND DESCRIPTION																													
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	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																													

Diagram showing building layout with dimensions and area calculations.

Heated Area: 1944

Basement (BAS) 2003

First Floor (FGR) 2003

Second Floor (FOP) 2003

Third Floor (FSP) 2003

Fourth Floor (PTO) 2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/1442	3/19/2003	WD	Q	I		203,500

GRANTOR: JAMES R HANNAH INC

GRANTEE: HALL MICHAEL A & KI

1088/1349	10/18/2002	WD	U	V	19	34,000
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GRANTOR: AMELIA ISLAND LAND DE

GRANTEE: JAMES R HANNAH INC

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FSP=[YR=2003] W1 PTO=[YR=2003] N12 W16 S12 E16 \$ W19 S1 E2 S2 E1 S6 E17 N9 \$ S9 W17 N6 W1 N2 W2 N1 W7 N10 W15 S33 FGR=[YR=2003] S26 E22 N22 W16 N4 W6 \$ E6 S4 E16 S12 E12 FOP=[YR=2003] S4 E10N1 W2 N7 W7 S4 W1 \$ E1 N4 E7 S7 E15 N42 \$.