LOT 27
IN OR 1575/472
SEA WINDS PB 6/269

MILLETT SHELDON A &/CHIN SZE SZE
96021 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0608-0027-0000

BUILDING CHARACTERISTICS

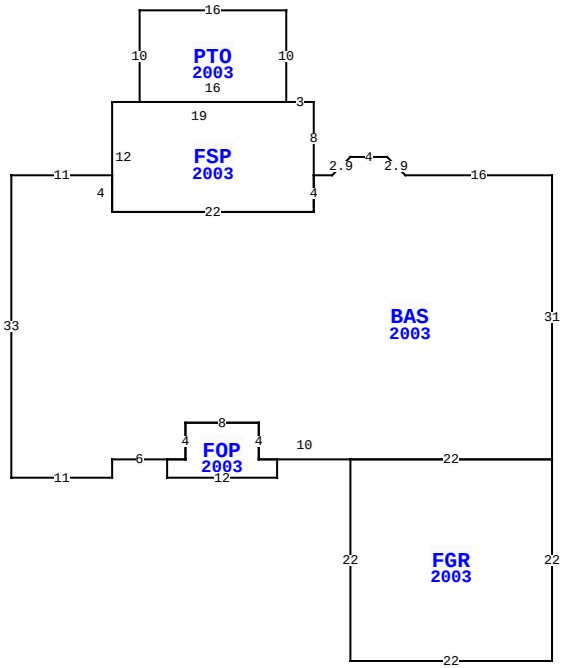
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,743	100	1,743	186,069
FGR	484	55	266	28,396
FOP	56	30	17	1,815
FSP	264	40	106	11,316
PTO	160	5	8	854
TOTALS	2,707		2,140	228,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,140	98.7840	117.31	251,043	2003	2003	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 1743 HX Base Yr 2006



96021 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		228,449
TOTAL MARKET OB/XF VALUE		3,928
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		322,377
SOH/AGL Deduction		141,646
ASSESSED VALUE		180,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,731
TOTAL JUST VALUE		322,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311507	NEW CONSTR	134,992	08/01/2003
R035319	REPAIR/RRF	3,000	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1575/0472	7/03/2008	TD	U	I	07	100
GRANTOR: ROWAN RIC TRUSTEE						
GRANTEE: MILLETT SHELDON A &						
1139/0697	5/22/2003	TD	Q	V		36,000
GRANTOR: ROWAN RIC TRUSTEE						
GRANTEE: MILLETT SHELDON A &						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,169.00	SF	4.00	4.00	100	2003	2003	3	84	3,928	

BUILDING DIMENSIONS

BAS=[YR=2003] W16 U2 L2 W4 D2 L2 W2 FSP=[YR=2003] N8 W3 PTO=[YR=2003] N10 W16 S10 E16$ W19 S12 E22 N4$ S4 W22 N4 W11 S33 E11 N2 E6 FOP=[YR=2003] S2 E12 N2 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E10 FGR=[YR=2003] S22 E22 N22 W22$ E22 N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,928

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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS