BLOCK 2 LOT 18
OYSTER BAY #1 PB 5/262

JOHNSON BRENT M
96267 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

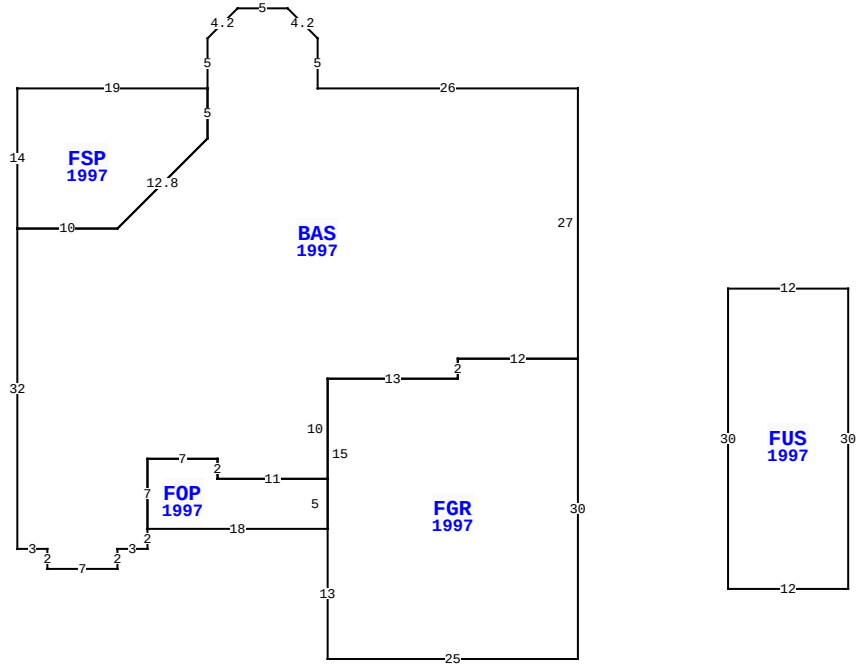
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	1,855	259,505
FGR	724	55	398	55,678
FOP	104	30	31	4,337
FSP	226	40	90	12,590
FUS	360	100	360	50,362
TOTALS	3,269		2,734	382,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,734	108.4800	154.58	422,622	1997	2003	0	0	0	9.50	90.50

1 SFR CUST - 100% - 2020 Heated Area: 2215 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/07/2023 MLU
INC DATE		AG DATE	

96267 LIGHT WIND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,473
TOTAL MARKET OB/XF VALUE		8,625
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		526,098
SOH/AGL Deduction		196,923
ASSESSED VALUE		329,175
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,175
TOTAL JUST VALUE		526,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003853	H/AC	0	05/01/2020
963280	NEW CONSTR	92,195	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2266/1279	4/04/2019	WD	Q	I	01	363,000
GRANTOR: MACDONALD CONSTANCE M						
GRANTEE: JOHNSON BRENT M						
1794/1979	5/17/2012	WD	U	I	30	100
GRANTOR: MACDONALD KENNETH W &						
GRANTEE: MACDONALD KENNETH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W26 N5 U3 L3 W5 D3 L3 S5 FSP=[YR=1997] W19 S14 E10 U9 R9 N5$ S5 D9 L9 W10 S32 E3 S2 E7 N2 E3 N2 FOP=[YR=1997] E18 FGR=[YR=1997] S13 E25 N30 W12 S2 W13 S15$ N5 W11 N2 W7 S7$ N7 E7 S2 E11 N10 E13 N2 E12 N27$ PTR= E15 S20 FUS=[YR=1997] E12 S30 W12 N30$ W15 N20$.

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	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,930.00	SF	4.00	4.00	100	1997	1997	3	75	5,790	

LAND DESCRIPTION

TOTAL OB/XF 8,625

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 09/11/2018 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS