BLK 4 LOT 2
OYSTER BAY #1 PB 5/262

EDWARDS CHAD ALAN
96332 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

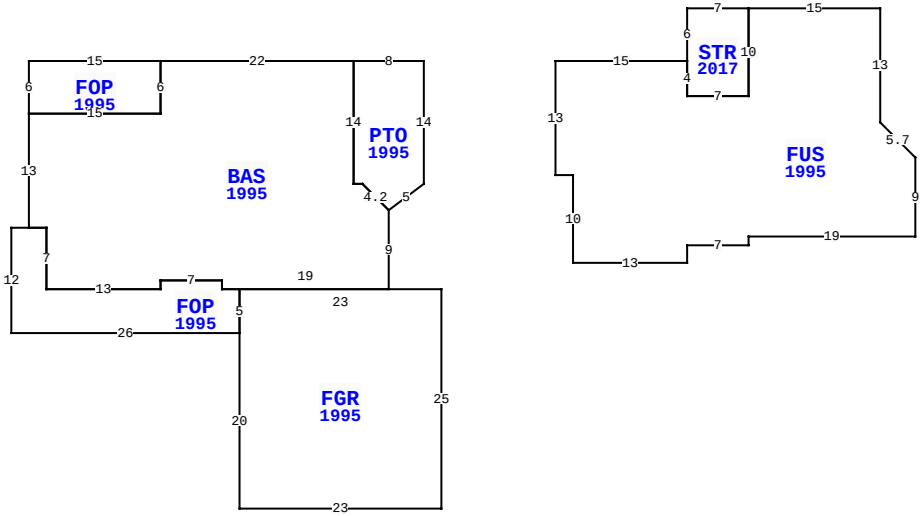
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	895	100	895	131,073
FGR	575	55	316	46,278
FOP	90	30	27	3,954
FOP	165	30	50	7,323
FUS	878	100	878	128,583
PTO	123	5	6	879
STR	70	10	7	1,025
TOTALS	2,796		2,179	319,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,179	115.1500	164.09	357,552	1995	2000	0	0	0	10.75	89.25

1 SFR CUST – 0% - 0 Heated Area: 1773 HX Base Yr



96332 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,115
TOTAL MARKET OB/XF VALUE	4,605
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	458,720
SOH/AGL Deduction	103,596
ASSESSED VALUE	355,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,124
TOTAL JUST VALUE	458,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01511	NEW CONSTR	120,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1098	5/22/2023	WD	Q	I	01	550,000
GRANTOR: SARABE LLC						
GRANTEE: EDWARDS CHAD ALAN						
2332/0018	1/10/2020	WD	Q	I	01	350,000
GRANTOR: CANNAVINO HARRY A						
GRANTEE: SARABE LLC						

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	0	0	0	1,599.00	SF	4.00	4.00	100	1995	1995	3	72	4,605	

BUILDING DIMENSIONS

PTO=[YR=1995] W8 BAS=[YR=1995] W22 FOP=[YR=1995] W15 S6 E15 N6 $ S6 W15 S13 FOP=[YR=1995] W2 S12 E26 FGR=[YR=1995] S20 E23 N25 W23 S5 $ N5 W2 N1 W7 S1 W13 N7 W2 $ E2 S7 E13 N1 E7 S1 E19 N9 U3 L3 W1 N14$ S14 E1 D3 R3 R4 U3 N14$ PTR= E15 FUS=[YR=1995] E15 STR=[YR=2017] N6 E7 S10 W7 N4$ S4 E7 N10 E 15 S13 R4 D4 S9 W19 S1 W7 S2 W13 N10 W2 N13$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 4,605

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	0		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