BLOCK 4 LOT 3
IN OR 2599/1568
OYSTER BAY #1 PB 5/262

CHAMPA DANA A & MARGARET M
96314 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

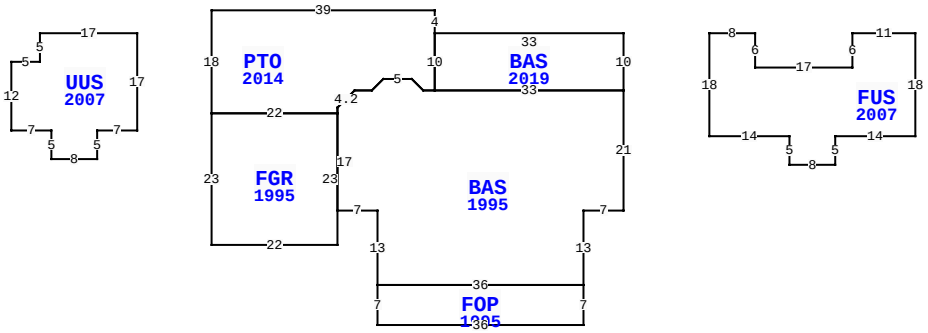
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,528	100	1,528	217,105
BAS	330	100	330	46,888
FGR	506	55	278	39,499
FOP	252	30	76	10,798
FUS	586	100	586	83,262
PTO	625	5	31	4,405
UUS	389	50	194	27,564
TOTALS	4,216		3,023	429,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,023	108.3760	154.44	466,872	1995	2005	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2023 Heated Area: 2444 HX Base Yr 2023



96314 LIGHT WIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,522
TOTAL MARKET OB/XF VALUE		7,183
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		571,705
SOH/AGL Deduction		264,760
ASSESSED VALUE		306,945
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,945
TOTAL JUST VALUE		571,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808170	(1) DOOR	515	11/01/2018
B1802115	REMODEL	1,185	03/01/2018
M1622752	H/AC	0	05/12/2016
R1413847	REPAIR/RRF	4,800	03/18/2014
94-01557	NEW CONSTR	135,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/1568	10/31/2022	WD	Q	I	01	730,000
GRANTOR: PULIGNANO VINCENT II						
GRANTEE: CHAMPA DANA A & MAR						
2421/1091	12/29/2020	WD	Q	I	02	450,000
GRANTOR: MASCIO JOSEPH M III &						
GRANTEE: PULIGNANO VINCENT I						

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	1,534.00	SF	4.00	4.00	100	1995	1995	3	72	4,418	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

BUILDING DIMENSIONS

BAS=[YR=2019] W33 PTO=[YR=2014] N4 W39 S18 E22 N1 U3 R3 E3 U2 R2 E5 D2 R2 E2 N10$S10 BAS=[YR=1995] W2 U2 L2 W5 D2 L2 W3 D3 L3 S1 FGR=[YR=1995] W22 S23 E22 N23$ S17 E7 S13 FOP=[YR=1995] S7 E36 N7 W36$ E36 N13 E7 N21 W33$ E33 N10$ PTR=W85 UUS=[YR=2007] W17 S5 W5 S12 E7 S5 E8 N5 E7 N17$ E85 $ PTR=E15 FUS=[YR=2007] E8 S6 E17 N6 E11 S18 W14 S5 W8 N5 W14 N18$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,183

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 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS