



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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

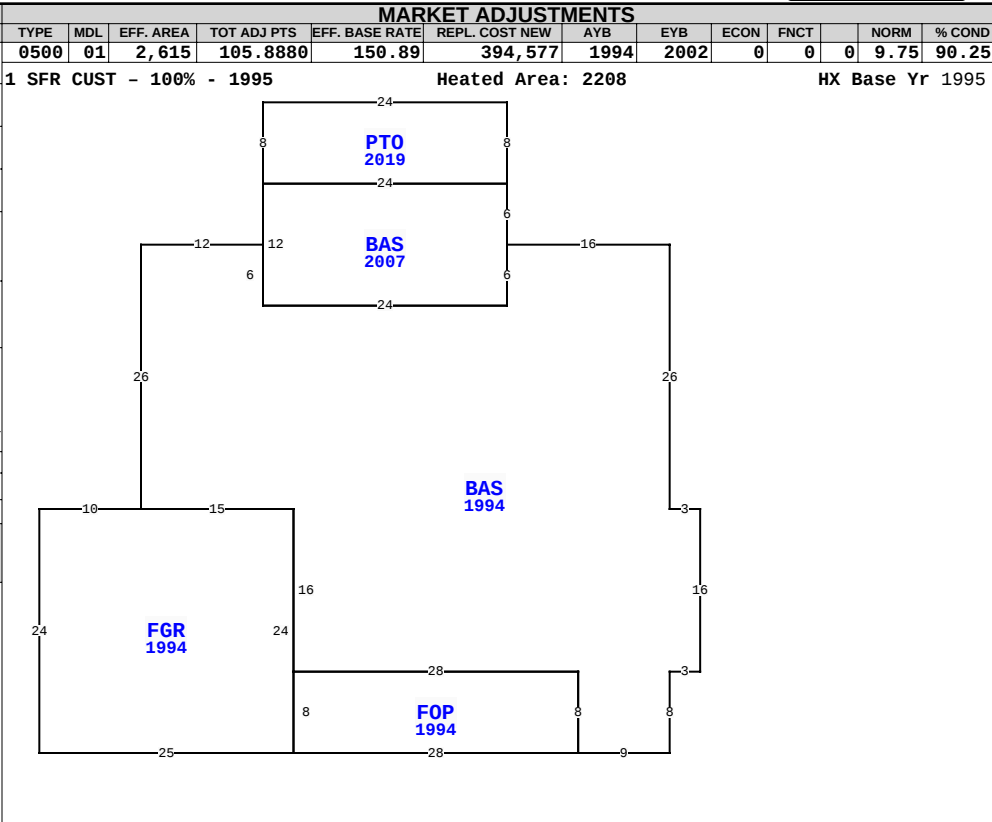
NEIGHBORHOOD/LOC	4024.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	261,462
BAS	288	100	288	39,219
FGR	600	55	330	44,939
FOP	224	30	67	9,124
PTO	192	5	10	1,362

TOTALS	3,224		2,615	356,106
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,197.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT	



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

96294 LIGHT WIND DR, FERNANDINA BEACH

TOTAL OB/XF											
4,892											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			356,106
TOTAL MARKET OB/XF VALUE			4,892
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			495,998
SOH/AGL Deduction			287,277
ASSESSED VALUE			208,721
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			158,721
TOTAL JUST VALUE			495,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 0750	H/AC	2,490	09/01/1994
94-01205	NEW CONSTR	111,060	07/29/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0711/1021	8/16/1994	WD	U	V	02		0
GRANTOR:							
GRANTEE: TREVETT HOMES INC							
0711/1020	8/16/1994	WD	U	V	02		29,000
GRANTOR: NATIVE WOODLAND PROPE							
GRANTEE: TREVETT HOMES INC							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1994] W16 BAS=[YR=2007] N6 PTO=[YR=2019] N8 W24 S8 E24\$ W24 S12 E24 N6\$ S6 W24 N6 W12 S26 FGR=[YR=1994] W10 S24 E25 FOP=[YR=1994] E28N8 W28 S8\$ N24 W15\$ E15 S16 E28 S8 E9 N8 E3 N16 W3 N26\$.											