



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,742	100	1,742	256,422
FGR	528	55	290	42,688
FOP	125	30	38	5,593
FSP	158	40	63	9,274
FUS	288	100	288	42,394

TOTALS 2,841 2,421 356,372

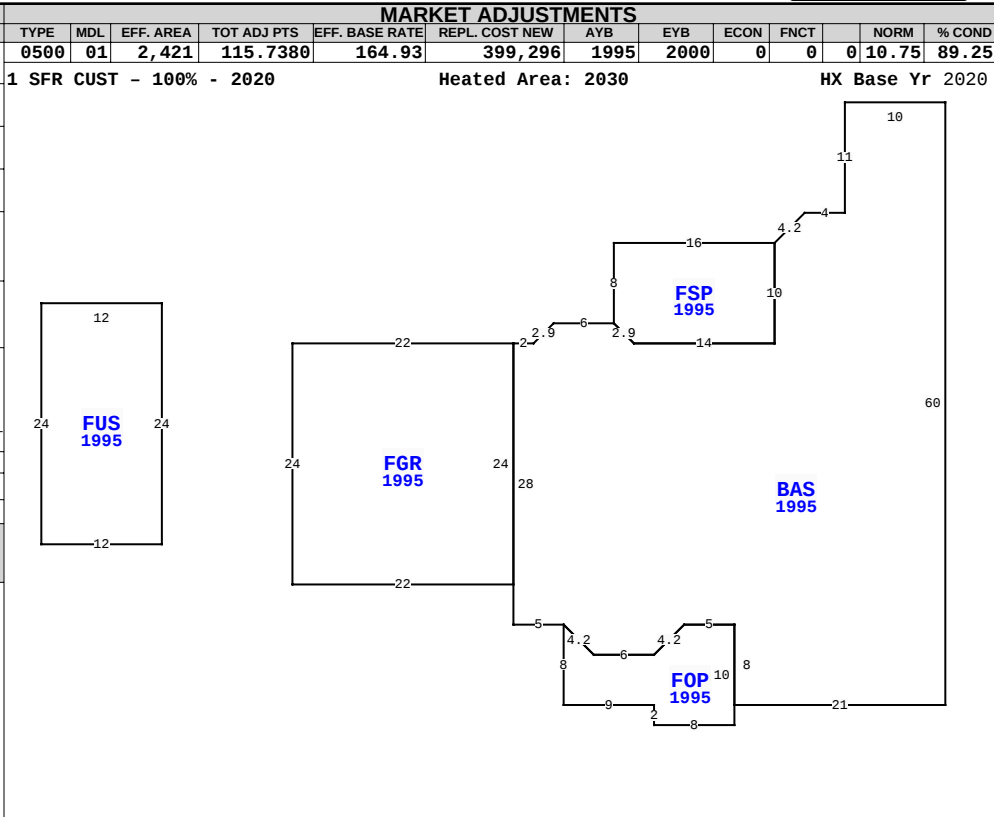
EXTRA FEATURES

L N	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	1,147.00	SF	4.00	4.00	100	1995	1995	3	72	3,303	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



96280 LIGHT WIND DR, FERNANDINA BEACH

96280 LIGHT WIND DR, FERNANDINA BEACH					INC DATE				AG DATE		06/07/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1,147.00	SF	4.00	4.00	100	1995	1995	3	72	3,303			
1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580			

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,372
TOTAL MARKET OB/XF VALUE		4,883
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		496,255
SOH/AGL Deduction		172,973
ASSESSED VALUE		323,282
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		268,282
TOTAL JUST VALUE		496,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501798	NEW CONSTR	100,000	03/01/1995
94 1295	CHNGE SRVC	0	10/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2568/1485	5/24/2022	QC	U	I	11

GRANTOR: WEISSINGER ROGER
GRANTEE: WEISSINGER ROGER &
2262/0098 3/13/2019 WD Q I 01 392,000
GRANTOR: O'DELL PHILLIP R & CA
GRANTEE: WEISSINGER ROGER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W10 S11 W4 D3 L3 FSP=[YR=1995] W16 S8 R2 D2
E14 N10 \$ S10 W14 U2 L2 W6 D2 L2 W2 FGR=[YR=1995] W22 S24
E22 N24\$ S28 E5 FOP=[YR=1995] S8 E9 S2 E8 N10 W5 D3 L3 W6
U3 L3 \$ D3 R3 E6 U3 R3 E5 S8 E21 N60\$ PTR= W90 S20
FUS=[YR=1995] E12 S24 W12 N24\$ E90 N20\$.