

STEPHENS DEBRA L
96175 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

46-3N-28-5484-0005-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE								403,216
TOTAL MARKET OB/XF VALUE								17,241
TOTAL LAND VALUE - MARKET								135,000
TOTAL MARKET VALUE								555,457
SOH/AGL Deduction								253,287
ASSESSED VALUE								302,170
TOTAL EXEMPTION VALUE				HX	HB			50,000
BASE TAXABLE VALUE								252,170
TOTAL JUST VALUE								555,457
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								452,664
PERMIT NUM			DESCRIPTION			AMT		ISSUED
007034			NEW CONSTR			120,000		04/01/2000
962875			TEMP POLE			0		07/01/1996
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/0237		7/18/2007		WD	Q	I		410,000
GRANTOR:BELL RANDALL A & C AN								
GRANTEE:STEPHENS DEBRA L								
0976/0770		3/16/2001		WD	Q	I		230,000
GRANTOR:AMELIA DEVELOPMENT CO								
GRANTEE:BELL RANDALL A & C								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2001] W36 FSP=[YR=2001] W14 S15 E6 N5 E8 N10\$ S10 W8 S5 W6 S29 FOP=[YR=2001] S7 E30 N7 W30\$ E30 N8 FGR=[YR=2001] E20 N21 W20 S21 \$ N21 E20 N15 \$ PTR= E15 N20 BAL=[YR=2001] E15 S10 FUS=[YR=2001] E8 S16 E19 S24W8 S5 W6 N5 W23 N36 E2 N4 E8\$ W8S4 W7 N14\$ S20 W15 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
35,000								
Common: 135,000				PRINTED 08/02/2023 BY SYS				