LOT 8
OYSTER BAY #5 PB 6/12

MIKOLASKO ERIC JOHN & DARLENE SANTOS
96121 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5484-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

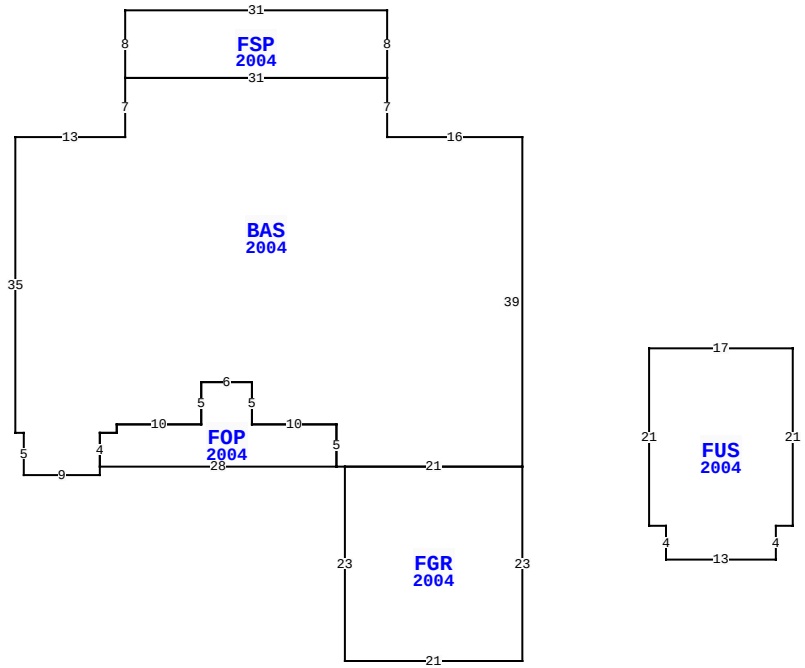
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,394	100	2,394	353,308
FGR	483	55	266	39,256
FOP	168	30	50	7,379
FSP	248	40	99	14,610
FUS	409	100	409	60,361
TOTALS	3,702		3,218	474,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,218	110.7680	157.84	507,929	2004	2008	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2020 Heated Area: 2803 HX Base Yr 2020



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

96121 LIGHT WIND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		474,914
TOTAL MARKET OB/XF VALUE		12,641
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		622,555
SOH/AGL Deduction		246,489
ASSESSED VALUE		376,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,066
TOTAL JUST VALUE		622,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809105	(1) DOOR	0	11/01/2018
B0412495	NEW CONSTR	198,105	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1370	8/14/2019	WD	Q	I	01	470,000
GRANTOR: FARGO BENJAMIN E & SA						
GRANTEE: MIKOLASKO ERIC JOHN						
2190/1045	4/17/2018	WD	Q	I	01	420,000
GRANTOR: PINCKNEY CHRISTOPHER						
GRANTEE: FARGO BENJAMIN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 N7 FSP=[YR=2004] N8 W31 S8 E31$ W31 S7 W13 S35 E1 S5 E9 N1 FOP=[YR=2004] E28 N5 W10 N5 W6 S5 W10 S1 W2 S4$ N4 E2 N1 E10 N5 E6 S5 E10 S5 E1 FGR=[YR=2004] S23 E21 N23 W21$ E21 N39$ PTR=E15 S25 FUS=[YR=2004] E17 S21 W2 S4 W13 N4 W2 N21$ W15 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	1,410.00	SF	5.20	5.20	100	2004	2004	3	86	6,306	
3	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2010	2010	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 12,641

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 09/20/2018 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS