

LOT 11
IN OR 2146/128
OYSTER BAY #5 PB 6/12

KING BRIAN DAVID & MANDI JANE
96071 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5484-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

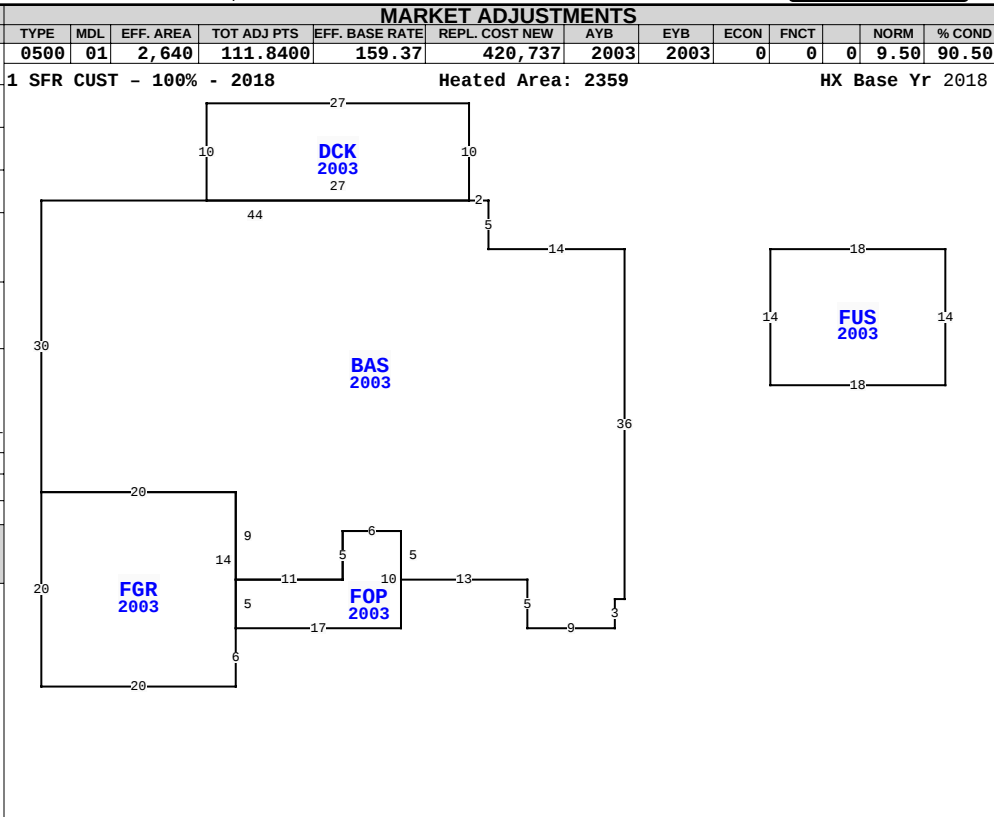
MAP NUM		MKT AREA	04
---------	--	----------	----

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2,107	303,893
DCK	270	10	27	3,894
FGR	400	55	220	31,730
FOP	115	30	34	4,904
FUS	252	100	252	36,346

TOTALS	3,144		2,640	380,767
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	134.00	SF	6.50	6.50	
2	1076	TRELLIS A	0	100	27	10	270.00	SF	7.50	7.50	



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

96071 LIGHT WIND DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,640	111.8400	159.37	420,737	2003	2003	0	0	9.50	90.50

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		380,767			
TOTAL MARKET OB/XF VALUE		1,623			
TOTAL LAND VALUE - MARKET		135,000			
TOTAL MARKET VALUE		517,390			
SOH/AGL Deduction		229,113			
ASSESSED VALUE		288,277			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		238,277			
TOTAL JUST VALUE		517,390			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		426,865			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209989	NEW CONSTR	161,419	07/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2145/0128	9/07/2017	WD	Q	I	01
GRANTOR: BEAUPRE JAMES & MAURE					SALE PRICE
GRANTEE: KING BRIAN DAVID &					
1183/1255	10/24/2003	WD	Q	I	
GRANTOR: AMELIA DEVELOPMENT CO					265,000
GRANTEE: BEAUPRE JAMES & MAU					

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

BUILDING DIMENSIONS											
BAS=[YR=2003] W14 N5 W2 DCK=[YR=2003] N10 W27 S10 E27 \$ W44 S30 FGR=[YR=2003] S20 E20 N6 FOP=[YR=2003] E17 N10 W6 S5 W11 S5 \$ N14 W20 \$ E20 S9 E11 N5 E6 S5 E13 S5 E9 N3 E1 N36 \$ PTR= E15 FUS=[YR=2003] E18 S14 W18 N14 \$ W15 \$.											

LAND DESCRIPTION										TOTAL OB/XF										1,623									
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000												