



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,992	100	1,992	282,062
FGR	867	55	477	67,542
FOP	219	30	66	9,345
FSP	292	40	117	16,566
FUS	805	100	805	113,986

TOTALS	4,175	3,457	489,502
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,346.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	0	0	1,034.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,457	108.0080	153.91	532,067	2003	2005	0	0
1 SFR CUST - 100% - 2022 Heated Area: 2797 HX Base Yr 2022									

96248 LIGHT WIND DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/07/2023 MLU									

TOTAL OB/XF									
55,737									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					489,502				
TOTAL MARKET OB/XF VALUE					55,737				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					680,239				
SOH/AGL Deduction					109,357				
ASSESSED VALUE					570,882				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					520,882				
TOTAL JUST VALUE					680,239				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					554,254				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101320	REPAIR/RRF	20,771	02/01/2021
B1327630	SWIM POOL	35,280	08/01/2013
B0209939	NEW CONSTR	193,078	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2506/1239	10/18/2021	WD	Q	I	01	690,000	
GRANTOR: HUTCHISON ROBERT S &							
GRANTEE: BECKER GARY W & PAM							
1044/0041	3/18/2002	WD	Q	V		48,000	
GRANTOR: MURPHY LAWRENCE E & K							
GRANTEE: HUTCHISON ROBERT S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W17 FSP=[YR=2007] N8 W30 S5 D3 R3 S4 E14 N4 E13\$ W13 S4 W14 N4 L3 U3 W9 D3 L3 S32 E8S5 FOP=[YR=2003] S5 E31 FGR=[YR=2003] S29 E23 N40 W8 S5W4 N2 W11 S8 \$ N5 W11 N8 W8 S8W12 \$ E12 N8 E8 S8 E11 N3 E11 S2 E4 N5 E5 N31 \$ PTR=E15 S30 FUS=[YR=2003] E23 S35 W23 N35 \$ W15 N30\$.									