

LOT 15
IN OR 1365/1789
OYSTER BAY #5 PB 6/12

DEONAS NICK D
96208 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034-6170

2023

46-3N-28-5484-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		3 100
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
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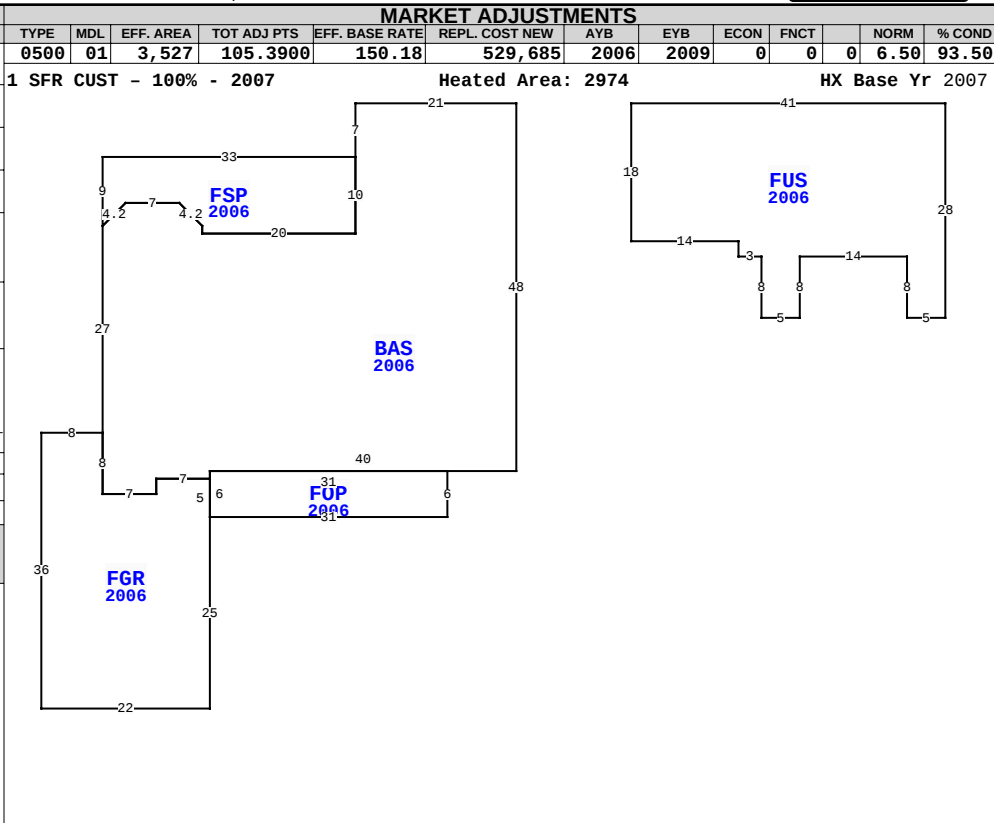
NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	295,159
FGR	694	55	382	53,640
FOP	186	30	56	7,863
FSP	287	40	115	16,148
FUS	872	100	872	122,445

TOTALS	4,141		3,527	495,255
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,823.00	SF	4.00	4.00
2	0855	CONC PAVER	0 100	0	0	412.00	SF	7.50	7.50
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
4	0911	SCRN RM A	0 100	0	0	794.00	SF	17.50	17.50
5	0861	POOL GUNIT	0 100	0	0	302.00	SF	85.00	85.00
6	0855	CONC PAVER	0 100	0	0	492.00	SF	10.00	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



96208 LIGHT WIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/07/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,823.00	SF	4.00	4.00	100	2006	2006	3	88	6,417	
2	0855	CONC PAVER	0 100	0	0	412.00	SF	7.50	7.50	100	2006	2006	3	88	2,719	
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
4	0911	SCRN RM A	0 100	0	0	794.00	SF	17.50	17.50	100	2006	2006	3	31	4,307	
5	0861	POOL GUNIT	0 100	0	0	302.00	SF	85.00	85.00	100	2006	2006	3	48	12,322	
6	0855	CONC PAVER	0 100	0	0	492.00	SF	10.00	10.00	100	2006	2006	3	88	4,330	

TOTAL OB/XF										30,405						
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				495,255	
TOTAL MARKET OB/XF VALUE				30,405	
TOTAL LAND VALUE - MARKET				135,000	
TOTAL MARKET VALUE				660,660	
SOH/AGL Deduction				296,212	
ASSESSED VALUE				364,448	
TOTAL EXEMPTION VALUE		HX HB WR		55,000	
BASE TAXABLE VALUE				309,448	
TOTAL JUST VALUE				660,660	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				541,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006556	REPAIR/RRF	0	08/01/2020
M10516	MECH OTHER	0	10/01/2005
B051699	SCRN RM	5,358	09/01/2005
P09975	OTHER	0	09/01/2005
C15566	CO ISSUED	221,467	07/01/2005
E15318	ELEC OTHER	2,000	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1365/1789	11/09/2005	WD	U	V	06
GRANTOR: DEONAS DEMETRIOS N					SALE PRICE
GRANTEE: DEONAS NICK D & HEL					
1123/1865	3/24/2003	WD	Q	V	
GRANTOR: WOLFE JACK B JR					49,500
GRANTEE: DEONAS NICK & DEMET					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W21 S7 FSP=[YR=2006] W33 S9 U3 R3 E7 D3 R3 S1 E20 N10 \$ S10 W20 N1 U3 L3 W7 D3 L3 S27 FGR=[YR=2006] W8 S36 E22 N25 FOP=[YR=2006] E31 N6 W31 S6\$ N5 W7 S2 W7 N8\$S8 E7 N2 E7 N1 E40 N48\$ PTR=E15 FUS=[YR=2006] E41 S28 W5 N8 W14 S8 W5 N8 W3 N2 W14 N18\$ W15\$.									