

LOT 17 IN OR 863/672
OYSTER BAY #5 PB 6/12

RICH CLINTON L & DEBORAH G
96174 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5484-0017-0000



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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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.	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	1,504	100	1,504	207,580
FGR	418	55	230	31,745
FOP	240	30	72	9,937
FSP	208	40	83	11,456
FUS	896	100	896	123,665
STP	8	10	1	138
STP	8	10	1	138
UST	264	45	119	16,424
TOTALS	3,546		2,906	401,081

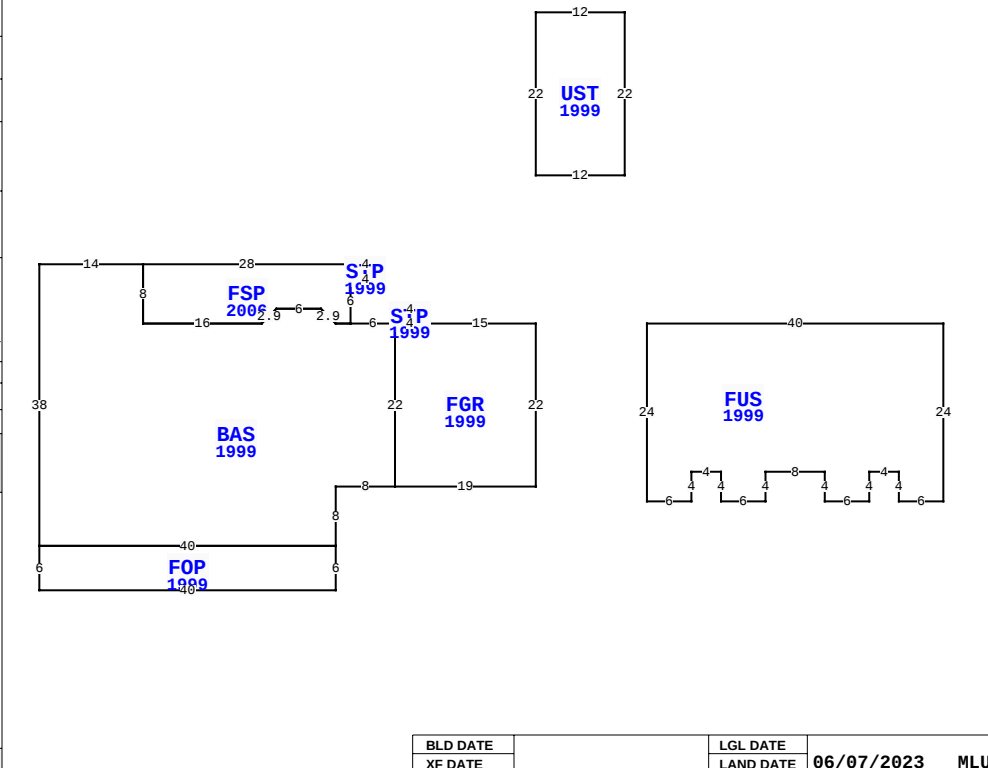
EXTRA FEATURES

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	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	6.50	100	1999	1999	3	79	524	
2	0810	CONCRETE A	0 100	70	12	840.00	SF	6.50	6.50	100	1999	1999	3	79	4,313	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	27	1,350	
5	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2003	2003	3	36	13,770	
6	0845	KOOL DECK	0 100	0	0	360.00	SF	7.25	7.25	100	2003	2003	3	84	2,192	
7	0855	CONC PAVER	0 100	0	0	442.00	SF	10.00	10.00	100	2004	2004	3	86	3,801	
8	0479	VF PICKET	0 100	0	0	120.00	LF	10.00	10.00	100	2003	2003	3	64	768	

LAND DESCRIPTION

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							

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0500	01	2,906	105.2800	150.02	435,958	1999	2005	0	0	0	8.00	92.00		
1 SFR CUST - 100% - 2000					Heated Area: 2400			HX Base Yr 2000						



96174 LIGHT WIND DR, FERNANDINA BEACH

TOTAL OB/XF												29,658					
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										401,081				
TOTAL MARKET OB/XF VALUE										29,658				
TOTAL LAND VALUE - MARKET										135,000				
TOTAL MARKET VALUE										565,739				
SOH/AGL Deduction										291,508				
ASSESSED VALUE										274,231				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										224,231				
TOTAL JUST VALUE										565,739				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										462,403				