LOT 18
IN OR 734 PG 365
OYSTER BAY #5 PB 6/12

TAYLOR THOMAS A & MARGARET N
96156 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5484-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

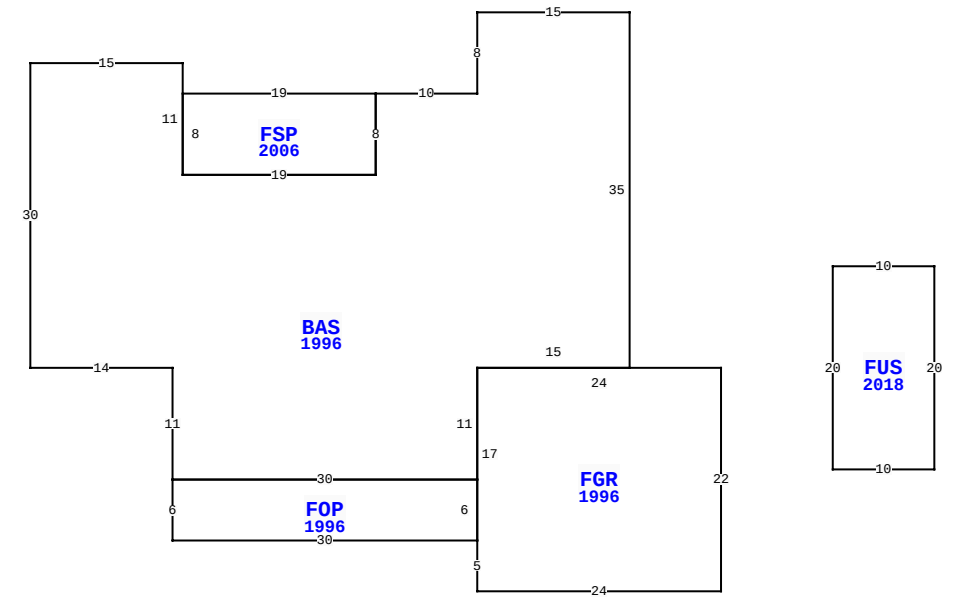
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,936	100	1,936	266,751
FGR	528	55	290	39,957
FOP	180	30	54	7,440
FSP	152	40	61	8,405
FUS	200	100	200	27,557
TOTALS	2,996		2,541	350,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,541	107.1360	152.67	387,934	1996	2002	0	0	0	9.75	90.25

1 SFR CUST – 100% - 1997 Heated Area: 2136 HX Base Yr 1997



96156 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,110
TOTAL MARKET OB/XF VALUE		5,655
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		490,765
SOH/AGL Deduction		257,573
ASSESSED VALUE		233,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,192
TOTAL JUST VALUE		490,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
951209	NEW CONSTR	87,523	07/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0734/0365	7/18/1995	WD	Q	I		172,400

GRANTOR: TREVETT CONST GROUP I

GRANTEE: TAYLOR THOMAS & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 S8 W10 FSP=[YR=2006] W19 S8 E19 N8 $ S8 W19 N11 W15 S30 E14 S11 FOP=[YR=1996] S6 E30 FGR=[YR=1996] S5 E24 N22 W24 S17 $ N6 W30 $ E30 N11 E15 N35 $ PTR= E20 S25 FUS=[YR=2018] E10 S20 W10 N20 $ W20 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	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	1996	1996	3	73	2,855	

LAND DESCRIPTION

TOTAL OB/XF 5,655

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	000100	C	SFR	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