LOT 19
OYSTER BAY #5 PB 6/12

CHRIST NANCY
252 WINDSONG ECHO DRIVE
HENDERSON, NV 89012

2023

46-3N-28-5484-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

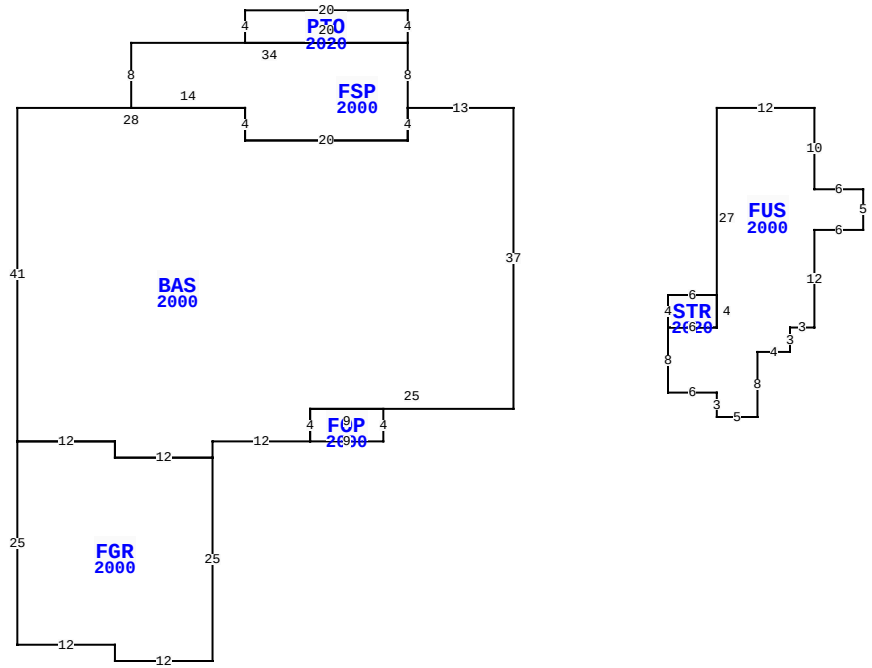
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,345	100	2,345	317,860
FGR	600	55	330	44,731
FOP	36	30	11	1,491
FSP	352	40	141	19,113
FUS	469	100	469	63,572
PTO	80	5	4	543
STR	24	10	2	271
TOTALS	3,906		3,302	447,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,302	103.9600	148.14	489,158	2000	2005	0	0	0	8.50	91.50

1 SFR CUST – 0% - 2023 Heated Area: 2814 HX Base Yr



96136 LIGHT WIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	447,580
TOTAL MARKET OB/XF VALUE	10,879
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	593,459
SOH/AGL Deduction	0
ASSESSED VALUE	593,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,459
TOTAL JUST VALUE	593,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	489,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1708020	H/AC	0	12/01/2017
B0007257	NEW CONSTR	110,646	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/0795	8/01/2022	WD	Q	I	01	765,000
GRANTOR: COOPER LYNETTE M						
GRANTEE: CHRIST NANCY						
1680/0031	6/02/2010	QC	U	I	11	100
GRANTOR: COOPER CHARLES W JR &						
GRANTEE: COOPER LYNETTE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 FSP=[YR=2000] N8 PTO=[YR=2020] N4 W20 S4 E20$ W34 S8 E14 S4 E20 N4$ S4 W20 N4 W28 S41 FGR=[YR=2000] S25 E12 S2 E12 N25 W12 N2 W12$ E12 S2 E12 N2 E12 FOP=[YR=2000] E9 N4 W9 S4$ N4 E25 N37$ PTR = E25 FUS2000 = E12 S10 E6 S5 W6 S12 W3 S3 W4 S8 W5 N3 W6 N8 STR=[YR=2020] N4 E6 S4 W6$ E6 N27$ W25$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	0	0	0	1,520.00	SF	6.50	6.50	100	2000	2000	3	80	7,904	

LAND DESCRIPTION

TOTAL OB/XF 10,879

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 02/04/2021 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS