

LOT 7
IN OR 1757/663
SEA WINDS PB 6/269

THOMAS MADELINE J LVG TRUST/THOMAS MADELINE J TRUS
96100 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034-8502

2024

00-00-30-0608-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	220,256
FGR	454	55	250	35,028
FOP	46	30	14	1,961
PTO	192	5	10	1,401
TOTALS	2,264		1,846	258,647

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,846	123.8600	154.82	285,798	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2005 Heated Area: 1572 HX Base Yr 2005											
96100 SEA WINDS DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2024 MLU											

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	1,416.00	SF	4.00	4.00	100	2004	2004	3	84	4,758	

LAND DESCRIPTION		TOTAL OB/XF 4,758																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			STANDARD
BUILDING MARKET VALUE		Tax Dist:			258,647
TOTAL MARKET OB/XF VALUE					4,758
TOTAL LAND VALUE - MARKET					125,000
TOTAL MARKET VALUE					388,405
SOH/AGL Deduction					216,975
ASSESSED VALUE					171,430
TOTAL EXEMPTION VALUE		HX HB WX SX			105,000
BASE TAXABLE VALUE					66,430
TOTAL JUST VALUE					388,405
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					297,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412131	NEW CONSTR	114,847	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1757/0663	9/22/2011	WD U	I	I	11
GRANTOR: THOMAS MADELINE JENNE					
GRANTEE: THOMAS MADELINE JEN					
1236/0524	6/08/2004	WD Q	I		
GRANTOR: JAMES R HANNAH INC					
GRANTEE: THOMAS JEANETTE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W17 PT0=[YR=2004] N12 W16 S12 E16\$ W33 S30 FGR=[YR=2004] S23 E20 N20 W2 N3 W18\$ E18 S3 E9 FOP=[YR=2004] S2 E11 N2 W1 N3 W8 S3 W2\$ E2 N3 E8 S3 E13 N33\$.	