

LOT 8
IN OR 1188/536
SEA WINDS PB 6/269

PORTER ALBERT R & CHARLOTTE J
96116 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0608-0008-0000



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 90
Interior Floo	11 CLAY TILE 10
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	1,523	100	1,523	205,578
FEP	192	80	154	20,787
FGR	517	55	284	38,335
FOP	32	30	10	1,350
PTO	192	5	10	1,350
TOTALS	2,456		1,981	267,399

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	1,409.00	SF	4.00	4.00	100	2003	2003	3	83	4,678	
2	0810	CONCRETE A	0 100	0	0	398.00	SF	6.50	6.50	100	2004	2004	3	84	2,173	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1			
0900	01	1,981	119.9814	149.98	297,110	2003	2003	0	0	0 10.00	90.00	STANDARD			
1 SNGL FAM - 100% - 2004 Heated Area: 1523 HX Base Yr 2004												VALUATION SUMMARY			
												VALUATION BY			
												Tax Group: 8 Tax Dist:			
												BUILDING MARKET VALUE			
												TOTAL MARKET OB/XF VALUE			
												TOTAL LAND VALUE - MARKET			
												TOTAL MARKET VALUE			
												SOH/AGL Deduction			
												ASSESSED VALUE			
												TOTAL EXEMPTION VALUE HX HB SX			
												BASE TAXABLE VALUE			
												TOTAL JUST VALUE			
												NCON VALUE			
												INCOME VALUE			
												PREVIOUS YEAR MKT VALUE			

96116 SEA WINDS DR, FERNANDINA BEACH				XF DATE				LAND DATE		03/18/2024	MLU
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,409.00	SF	4.00	4.00	100	2003	2003	3	83	4,678		
398.00	SF	6.50	6.50	100	2004	2004	3	84	2,173		
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