LOT 14
IN OR 1901/1451
SEA WINDS PB 6/269

COX JOHN & CARROLL
96198 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0608-0014-0000

BUILDING CHARACTERISTICS

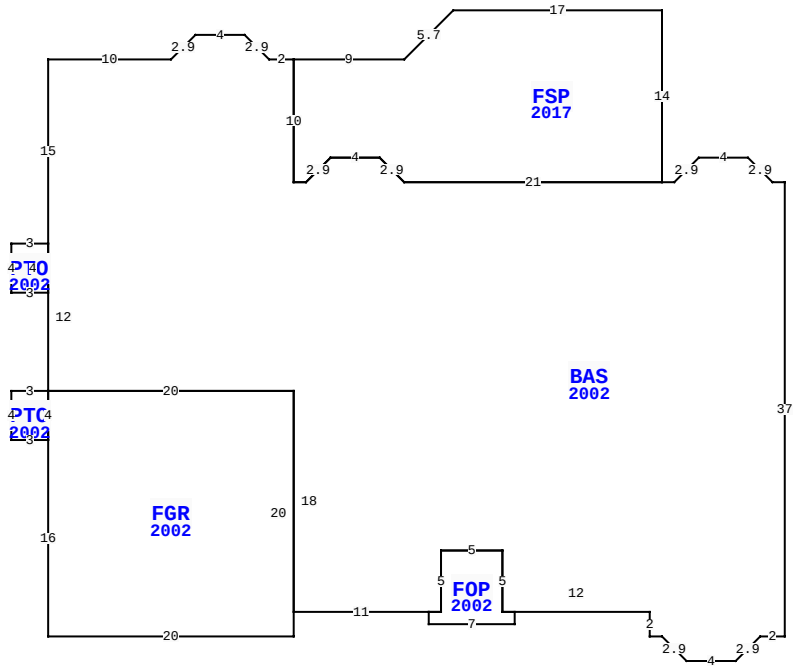
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,985	100	1,985	268,121
FGR	400	55	220	29,716
FOP	32	30	10	1,351
FSP	364	40	146	19,720
PTO	12	5	1	135
PTO	12	5	1	135
TOTALS	2,805		2,363	319,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	120.7360	150.92	356,624	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2015 Heated Area: 1985 HX Base Yr 2015



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

96198 SEA WINDS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		319,178
TOTAL MARKET OB/XF VALUE		6,420
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		450,598
SOH/AGL Deduction		221,848
ASSESSED VALUE		228,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,750
TOTAL JUST VALUE		450,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700317	SCRNPRCH	11,896	01/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1451	2/06/2014	SW	Q	I	02	230,000
GRANTOR: FANNIE MAE						
GRANTEE: COX JOHN & CARROLL						
1861/1899	6/14/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W1 U2 L2 W4 D2 L2 W1 FSP=[YR=2017] N14 W17 D4 L4 W9 S10 E1 U2 R2 E4 D2 R2 E21$ W21 U2 L2 W4 D2 L2 W1 N10 W2 U2 L2 W4 D2 L2 W10 S15 PTO=[YR=2002] W3 S4 E3 N4 $S12 PTO=[YR=2002] W3 S4 E3 FGR=[YR=2002] S16 E20 N20 W20 S4 $ N4 $ E20 S18 E11 FOP=[YR=2002] S1 E7 N1 W1 N5 W5 S5W1$ E1 N5 E5 S5 E12 S2 E1 D2 R2 E4 U2 R2 E2 N37 $.

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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2002	2002	3	82	2,946	
3	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	2002	2002	3	82	464	

LAND DESCRIPTION

TOTAL OB/XF 6,420

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS