



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	1,506	100	1,506	214,628
FGR	457	55	251	35,771
FOP	43	30	13	1,853
PTO	192	5	10	1,425
TOTALS	2,198		1,780	253,677

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	637.00	SF	5.20	5.20	100	2005	2005	3
2	0810	CONCRETE A	0 100	36	4	144.00	SF	6.50	6.50	100	2005	2005	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,780	125.2900	156.61	278,766	2005	2005	0	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2013 Heated Area: 1506 HX Base Yr 2013													
BLD DATE							LGL DATE						
XF DATE							LAND DATE	03/18/2024					
INC DATE							AG DATE						

96224 SEA WINDS DR, FERNANDINA BEACH													
TOTAL OB/XF 3,654													

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		253,677	
TOTAL MARKET OB/XF VALUE		3,654	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		382,331	
SOH/AGL Deduction		214,512	
ASSESSED VALUE		167,819	
TOTAL EXEMPTION VALUE		WR HX HB	55,000
BASE TAXABLE VALUE		112,819	
TOTAL JUST VALUE		382,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412759	NEW CONSTR	114,847	05/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2365/0330	5/28/2020	LE	U	I	11
GRANTOR: LITWINIEC ROBERT E &					
GRANTEE: TANCREDI RALPH T &					
1313/1314	5/02/2005	WD	Q	I	
GRANTOR: FOUR SEASONS HOMEBUIL					
GRANTEE: LITWINIEC ROBERT E					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W18 PTO=[YR=2005] N12 W16 S12 E16\$ W30 S33 E10 FOP=[YR=2005] S2 E11 N2 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E9 FGR=[YR=2005] S20 E20 N23 W19 S3 W1\$ E1 N3 E19 N30\$.													