LOT 18
IN OR 2080/1094
SEA WINDS PB 6/269

HUTTON JENNIFER A &/CORP NATALIE N
96227 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0608-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

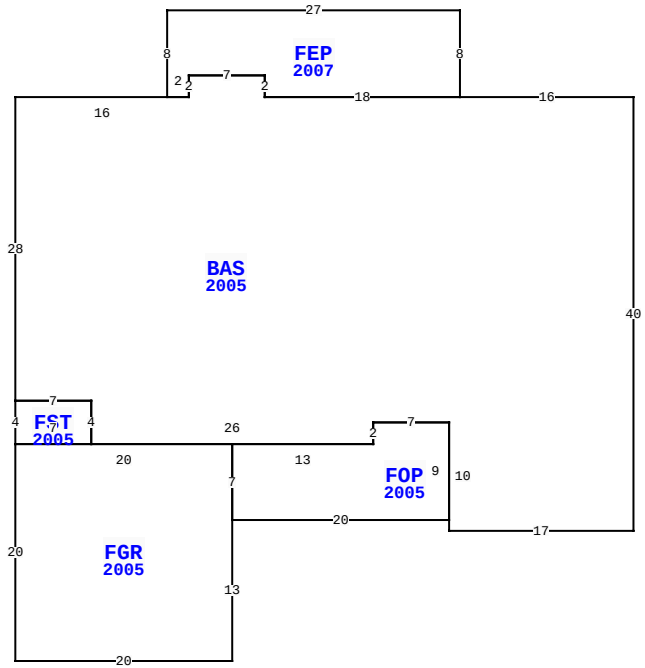
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,932	100	1,932	273,633
FEP	202	80	162	22,945
FGR	400	55	220	31,159
FOP	154	30	46	6,515
FST	28	55	15	2,125
TOTALS	2,716		2,375	336,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,375	124.5090	155.64	369,645	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2017 Heated Area: 1932 HX Base Yr 2017



96227 SEA WINDS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		336,377
TOTAL MARKET OB/XF VALUE		9,179
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		470,556
SOH/AGL Deduction		282,243
ASSESSED VALUE		188,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,313
TOTAL JUST VALUE		470,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20805	SUNROOM	18,225	11/01/2007
E15718	ELEC OTHER	2,000	09/01/2005
M10317	MECH OTHER	0	09/01/2005
P0509622	OTHER	0	06/01/2005
R0507730	REPAIR/RRF	4,500	06/01/2005
B0515362	NEW CONSTR	180,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2080/1094	10/27/2016	WD	Q	I	01	277,500
GRANTOR: WOODFIN WILLIAM R & S						
GRANTEE: HUTTON JENNIFER A &						
1783/0719	3/08/2012	QC	U	I	11	100
GRANTOR: WOODFIN WILLIAM R						
GRANTEE: WOODFIN WILLIAM R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FEP=[YR=2007] N8 W27 S8 E2 N2 E7 S2 E18$ W18 N2 W7 S2 W16 S28 FST=[YR=2005] S4 FGR=[YR=2005] S20 E20 N13 FOP=[YR=2005] E20 N9 W7 S2 W13 S7$ N7 W20$ E7 N4 W7$ E7 S4 E26 N2 E7 S10 E17 N40$.

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	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	2005	2005	3	86	3,211	
3	0810	CONCRETE A	0	100	0	0	141.00	SF	6.50	6.50	100	2005	2005	3	86	788	
4	0477	VF 4 SLAT	0	100	0	0	162.00	LF	14.00	14.00	100	2007	2007	3	72	1,633	
5	1076	TRELLIS A	0	100	12	10	120.00	SF	7.50	7.50	100	2007	2007	3	48	432	

LAND DESCRIPTION

TOTAL OB/XF 9,179

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 01/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS