

LOT 25
IN OR 1122/1442
SEA WINDS PB 6/269

HALL MICHAEL A & KIMBERLY J
96051 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0608-0025-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	1,944	100	1,944	256,982
FGR	508	55	279	36,882
FOP	62	30	19	2,512
FSP	158	40	63	8,328
PTO	192	5	10	1,322

TOTALS	2,864		2,315	306,024
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	100	0	690.00	SF	5.20	
3	0855	CONC PAVER	0	100	27	81.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/22/2019	BY	DJA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,315	117.5020	146.88	340,027	2003	2003	0	0
1 SNGL FAM - 100% - 2004									
Heated Area: 1944									
HX Base Yr 2004									

96051 SEA WINDS DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/18/2024 MLU									

TOTAL OB/XF									
6,752									

Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0	Common:	125,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			306,024
TOTAL MARKET OB/XF VALUE			6,752
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			437,776
SOH/AGL Deduction			243,374
ASSESSED VALUE			194,402
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			144,402
TOTAL JUST VALUE			437,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210460	NEW CONSTR	147,562	11/01/2002
R024565	REPAIR/RRF	3,000	11/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1122/1442	3/19/2003	WD	Q	I		203,500	
GRANTOR: JAMES R HANNAH INC							
GRANTEE: HALL MICHAEL A & KI							
1088/1349	10/18/2002	WD	U	V	19	34,000	
GRANTOR: AMELIA ISLAND LAND DE							
GRANTEE: JAMES R HANNAH INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W15 FSP=[YR=2003] W1 PTO=[YR=2003] N12 W16 S12 E16 \$ W19 S1 E2 S2 E1 S6 E17 N9 \$ S9 W17 N6 W1 N2 W2 N1 W7 N10 W15 S33 FGR=[YR=2003] S26 E22 N22 W16 N4 W6 \$ E6 S4 E16 S12 E12 FOP=[YR=2003] S4 E10N1 W2 N7 W7 S4 W1 \$ E1 N4 E7 S7 E15 N42 \$.									