LOT 27
IN OR 1575/472
SEA WINDS PB 6/269

MILLETT SHELDON A &/CHIN SZE SZE
96021 SEA WINDS DR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0608-0027-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 | | 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

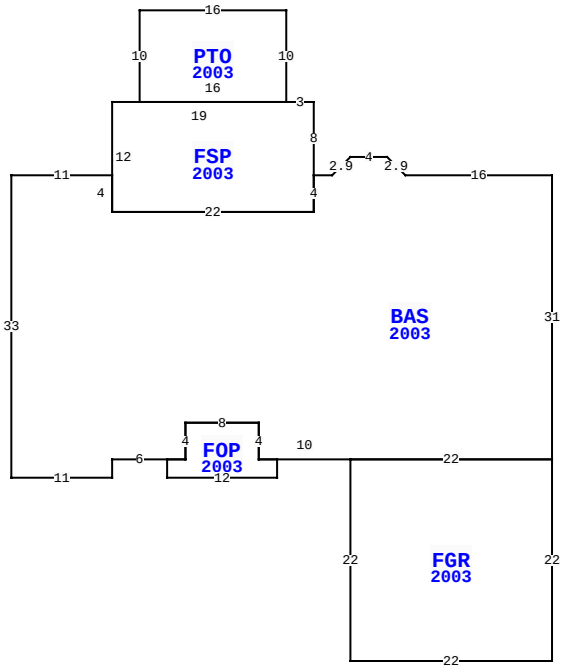
NEIGHBORHOOD/LOC 2013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,743 | 100 | 1,743 | 238,064 |
| FGR | 484 | 55 | 266 | 36,331 |
| FOP | 56 | 30 | 17 | 2,322 |
| FSP | 264 | 40 | 106 | 14,478 |
| PTO | 160 | 5 | 8 | 1,092 |
| TOTALS | 2,707 | | 2,140 | 292,287 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,140 | 120.7360 | 150.92 | 322,969 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2006 Heated Area: 1743 HX Base Yr 2006




96021 SEA WINDS DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 292,287 |
| TOTAL MARKET OB/XF VALUE | 3,881 |
| TOTAL LAND VALUE - MARKET | 125,000 |
| TOTAL MARKET VALUE | 421,168 |
| SOH/AGL Deduction | 235,015 |
| ASSESSED VALUE | 186,153 |
| TOTAL EXEMPTION VALUE | HX HB 50,000 |
| BASE TAXABLE VALUE | 136,153 |
| TOTAL JUST VALUE | 421,168 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 322,377 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311507 | NEW CONSTR | 134,992 | 08/01/2003 |
| R035319 | REPAIR/RRF | 3,000 | 08/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1575/0472 | 7/03/2008 | TD | U | I | 07 | 100 |
| GRANTOR: ROWAN RIC TRUSTEE | | | | | | |
| GRANTEE: MILLETT SHELDON A & | | | | | | |
| 1139/0697 | 5/22/2003 | TD | Q | V | | 36,000 |
| GRANTOR: ROWAN RIC TRUSTEE | | | | | | |
| GRANTEE: MILLETT SHELDON A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W16 U2 L2 W4 D2 L2 W2 FSP=[YR=2003] N8 W3 PTO=[YR=2003] N10 W16 S10 E16$ W19 S12 E22 N4$ S4 W22 N4 W11 S33 E11 N2 E6 FOP=[YR=2003] S2 E12 N2 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E10 FGR=[YR=2003] S22 E22 N22 W22$ E22 N31$ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,169.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 3,881 | |

TOTAL OB/XF 3,881

## LAND DESCRIPTION

| 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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS