

BLOCK 4 LOT 3
IN OR 2599/1568
OYSTER BAY #1 PB 5/262

CHAMPA DANA A & MARGARET M
96314 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

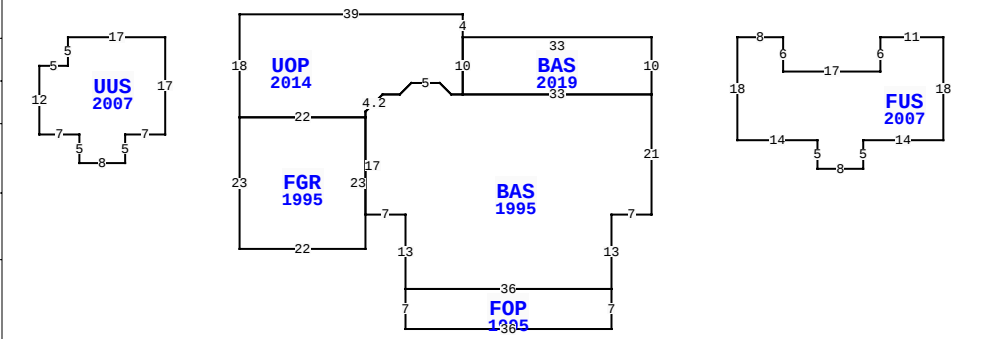
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	238,645
BAS	330	100	330	51,540
FGR	506	55	278	43,419
FOP	252	30	76	11,869
FUS	586	100	586	91,522
UOP	625	20	125	19,522
UUS	389	50	194	30,299
TOTALS	4,216		3,117	486,818

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,534.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,117	113.7948	170.69	532,041	1995	2005	0	0	8.50	91.50
1 SFR CUST - 100% - 2023											
Heated Area: 2444											
HX Base Yr 2023											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
96314 LIGHT WIND DR, FERNANDINA BEACH		04/04/2024	MLU

TOTAL OB/XF											
8,279											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		486,818	
TOTAL MARKET OB/XF VALUE		8,279	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		635,097	
SOH/AGL Deduction		318,944	
ASSESSED VALUE		316,153	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		266,153	
TOTAL JUST VALUE		635,097	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,705	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808170	(1) DOOR	515	11/01/2018
B1802115	REMODEL	1,185	03/01/2018
M1622752	H/AC	0	05/12/2016
R1413847	REPAIR/RRF	4,800	03/18/2014
94-01557	NEW CONSTR	135,000	12/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2599/1568	10/31/2022	WD Q	Q	I	01
GRANTOR: PULIGNANO VINCENT II					
GRANTEE: CHAMPA DANA A & MAR					
2421/1091	12/29/2020	WD Q	Q	I	02
GRANTOR: MASCIO JOSEPH M III &					
GRANTEE: PULIGNANO VINCENT I					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995;ORIG=-33,10] W2 U2L2 W5 D2L2 W3 D3L3 S1 S17 E7 S13 E36 N13 E7 N21 W33 \$									
UOP=[YR=2014;ORIG=-33,0] N4 W39 S18 E22 N1 U3R3 E3 U2R2 E5 D2R2 E2 N10 \$									
FUS=[YR=2007;ORIG=15,0] E8 S6 E17 N6 E11 S18 W14 S5 W8 N5 W14 N18 \$									
FGR=[YR=1995;ORIG=-50,14] W22 S23 E22 N23 \$									
UUS=[YR=2007;ORIG=-85,0] W17 S5 W5 S12 E7 S5 E8 N5 E7 N17 \$									
BAS=[YR=2019;ORIG=0,0] W33 S10 E33 N10 \$									
FOP=[YR=1995;ORIG=-43,44] S7 E36 N7 W36 \$									
PTR=[ORIG=0,0] W85 E85 \$									
PTR=[ORIG=0,0] E15 W15 \$									