



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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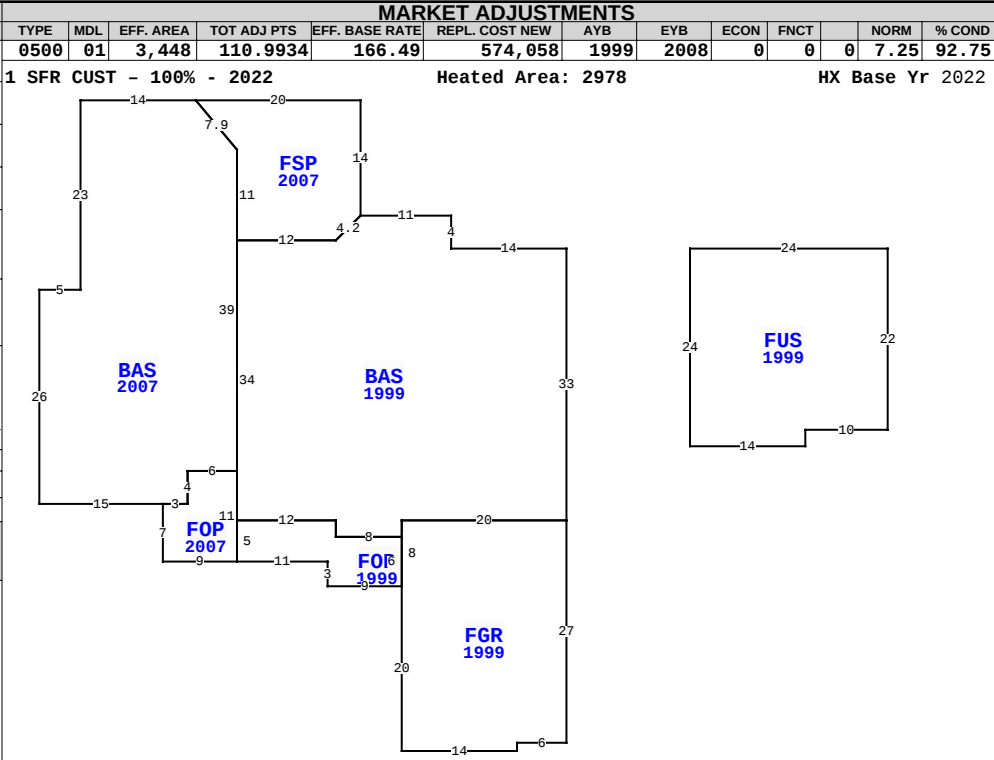
NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	216,187
BAS	1,022	100	1,022	157,817
FGR	554	55	305	47,098
FOP	111	30	33	5,096
FOP	87	30	26	4,015
FUS	266	40	106	16,369
FUS	556	100	556	85,857

TOTALS	3,996		3,448	532,439
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,999.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1126	CB/STC 8"	0	100	0	0	160.00	SF	8.00
4	1126	CB/STC 8"	0	100	0	0	200.00	SF	8.00
5	0855	CONC PAVER	0	100	0	0	154.00	SF	10.00
6	0462	ST/AL FNC	0	100	156	0	624.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

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



96199 LIGHT WIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0810	CONCRETE A	0	100	0	0	1,999.00	SF	6.50	6.50	100	1999	1999	3	77	10,005	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
3	1126	CB/STC 8"	0	100	0	0	160.00	SF	8.00	8.00	100	1999	1999	3	77	986	
4	1126	CB/STC 8"	0	100	0	0	200.00	SF	8.00	8.00	100	2007	2007	3	88	1,408	
5	0855	CONC PAVER	0	100	0	0	154.00	SF	10.00	10.00	100	2008	2008	3	89	1,371	
6	0462	ST/AL FNC	0	100	156	0	624.00	SF	10.00	10.00	100	2013	2013	3	71	4,430	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

TOTAL OB/XF										21,640							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										532,439				
TOTAL MARKET OB/XF VALUE										21,640				
TOTAL LAND VALUE - MARKET										140,000				
TOTAL MARKET VALUE										694,079				
SOH/AGL Deduction										397,374				
ASSESSED VALUE										296,705				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										246,705				
TOTAL JUST VALUE										694,079				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										641,561				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007074	REPAIR/RRF	28,648	08/01/2020
M13073	MECH OTHER	0	06/01/2007
R10254	REPAIR/RRF	4,850	04/01/2007
B19718	ADDITION	83,820	04/01/2007
9905951	NEW CONSTR	95,047	06/22/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2467/1659	6/04/2021	WD	Q	I	01	619,000	
GRANTOR: PECK JESSE ALAN & CHR							
GRANTEE: MOELLER GEORGE ANDY							
1861/0844	6/10/2013	WD	Q	I	02	435,000	
GRANTOR: CHILDERS W DURAND & S							
GRANTEE: PECK JESSE ALAN & C							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] W14 N4 W11 FSP=[YR=2007] N14 W20									
BAS=[YR=2007] W14 S23 W5 S26 E15 FOP=[YR=2007] S7 E9									
FOP=[YR=1999] E11 S3 E9 FGR=[YR=1999] S20 E14 N1 E6 N27 W20									
S8\$ N6 W8 N2 W12 S5 \$ N11 W6 S4 W3 \$ E3 N4 E6 N39 L5 U6 \$									
D6 R5 S11 E12 U3 R3 \$ D3 L3 W12 S34 E12 S2 E8 N2 E20 N33									
\$ PTR=E15 FUS=[YR=1999] E24 S22 W10 S2 W14 N24\$ W15\$.									