

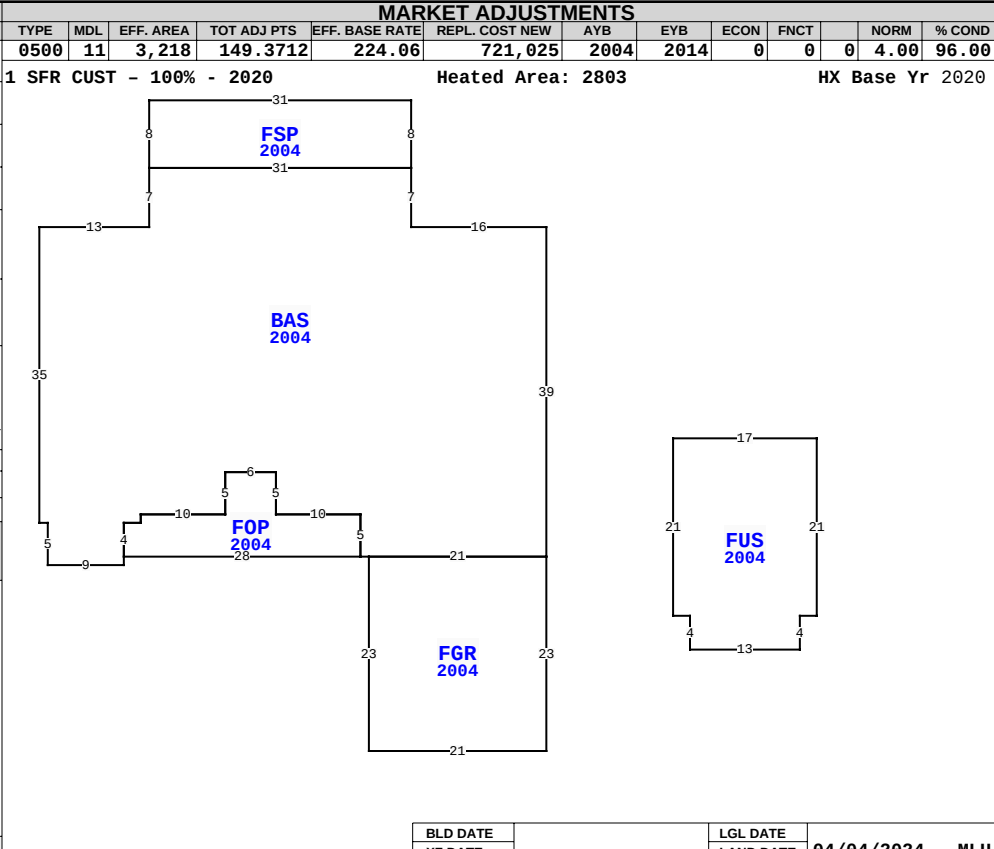


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Interior Floor	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2,394	514,944
FGR	483	55	266	57,216
FOP	168	30	50	10,755
FSP	248	40	99	21,295
FUS	409	100	409	87,975
TOTALS	3,702		3,218	692,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,410.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	



96121 LIGHT WIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			692,184
TOTAL MARKET OB/XF VALUE			12,424
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			844,608
SOH/AGL Deduction			457,260
ASSESSED VALUE			387,348
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			337,348
TOTAL JUST VALUE			844,608
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			622,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809105	(1) DOOR	0	11/01/2018
B0412495	NEW CONSTR	198,105	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1370	8/14/2019	WD	Q	I	01	470,000
GRANTOR: FARGO BENJAMIN E & SA						
GRANTEE: MIKOLASKO ERIC JOHN						
2190/1045	4/17/2018	WD	Q	I	01	420,000
GRANTOR: PINCKNEY CHRISTOPHER						
GRANTEE: FARGO BENJAMIN E &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004;ORIG=0,0] W16 N7 W31 S7 W13 S35 E1 S5 E9 N1 N4 E2 N1 E10 N5 E6 S5 E10 S5 E1 E21 N39 \$											
FGR=[YR=2004;ORIG=-21,39] S23 E21 N23 W21 \$											
FUS=[YR=2004;ORIG=15,25] E17 S21 W2 S4 W13 N4 W2 N21 \$											
FSP=[YR=2004;ORIG=-16,-7] N8 W31 S8 E31 \$											
FOP=[YR=2004;ORIG=-50,39] E28 N5 W10 N5 W6 S5 W10 S1 W2 S4 \$											

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

TOTAL OB/XF											
12,424											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	