



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	327,544
FGR	546	55	300	48,501
FOP	236	30	71	11,479
FSP	290	40	116	18,754
FUS	168	100	168	27,161
TOTALS	3,266		2,681	433,438

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	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	925.00	SF	5.20	

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
0500	01	2,681	118.4400	177.66	476,306	2001	2005	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 2194									
HX Base Yr 2023									

96087 LIGHT WIND DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/04/2024 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
433,438									
TOTAL MARKET OB/XF VALUE									
6,823									
TOTAL LAND VALUE - MARKET									
140,000									
TOTAL MARKET VALUE									
580,261									
SOH/AGL Deduction									
27,905									
ASSESSED VALUE									
552,356									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
502,356									
TOTAL JUST VALUE									
580,261									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
536,268									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018374	KITCHEN REMODEL	68,000	12/14/2022
R2006714	REPAIR/RRF	17,000	08/01/2020
B007643	NEW CONSTR	120,000	10/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2420/1698	12/28/2020	WD	Q	I	01	441,000	
GRANTOR:WILLARD JAMES D & CAR							
GRANTEE:MEYER JESSE M & KRI							
2277/1013	5/23/2019	SW	U	I	12	325,000	
GRANTOR:UPLAND MORTGAGE LOAN							
GRANTEE:WILLARD JAMES D & C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W21 S8 FSP=[YR=2001] W29 S10 E29 N10\$ S10 W29 N3 W11 S40 E12 FOP=[YR=2001] S5 E28 N5 FGR=[YR=2001] E21 N26 W21 S26\$ N3 W11 N2 W6 S2 W11 S3\$ N3 E11 N2 E6 S2 E11 N23 E21 N29\$ PTR=E10 S35 FUS=[YR=2001] E12 S14 W12 N14\$ W10 N35\$.									