LOT 14
OYSTER BAY #5 PB 6/12

HAAS ROBERT A & EMILY S
96224 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5484-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

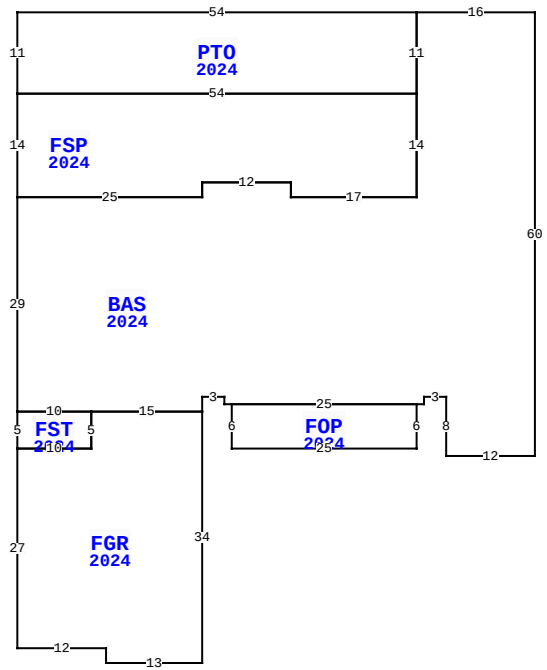
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,487	100	2,487	516,003
FGR	776	55	427	88,594
FOP	150	30	45	9,337
FSP	732	40	293	60,792
FST	50	55	28	5,809
PTO	594	5	30	6,224
TOTALS	4,789		3,310	686,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,310	138.3202	207.48	686,759	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2487 HX Base Yr 2024



96224 LIGHT WIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		686,759
TOTAL MARKET OB/XF VALUE		20,690
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		847,449
SOH/AGL Deduction		0
ASSESSED VALUE		847,449
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		797,449
TOTAL JUST VALUE		847,449
NCON VALUE		707,449
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/16/2023
23003137	NEW CONSTR	497,971	03/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1359	3/12/2021	WD	Q	V	01	103,900
GRANTOR: DEONAS JANET E						
GRANTEE: HAAS ROBERT A & EMI						
2269/0834	4/18/2019	WD	U	V	37	82,600
GRANTOR: RUGGAARD KNUTE R & ST						
GRANTEE: DEONAS JANET E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,0] W16 S11 S14 W17 N2 W12 S2 W25 S29 E10 E15 N2 E3 S1 E1 E25 E1 N1 E3 S8 E12 N60 $
FSP=[YR=2024;ORIG=20,11] S14 E25 N2 E12 S2 E17 N14 W54 $
PTO=[YR=2024;ORIG=20,0] E54 S11 W54 N11 $
FOP=[YR=2024;ORIG=49,53] E25 S6 W25 N6 $
FST=[YR=2024;ORIG=20,54] E10 S5 W10 N5 $
FGR=[YR=2024;ORIG=20,59] E10 N5 E15 S34 W13 N2 W12 N27 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0855	CONC PAVER	0	100	0	0	1,569.00	SF	10.00	10.00	100	2024	2023		100	15,690	

LAND DESCRIPTION

TOTAL OB/XF 20,690

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	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							

REVIEW DATE 01/04/2024 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS