LOT 15
IN OR 1365/1789
OYSTER BAY #5 PB 6/12

DEONAS NICK D
96208 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034-6170

2024

46-3N-28-5484-0015-0000

BUILDING CHARACTERISTICS

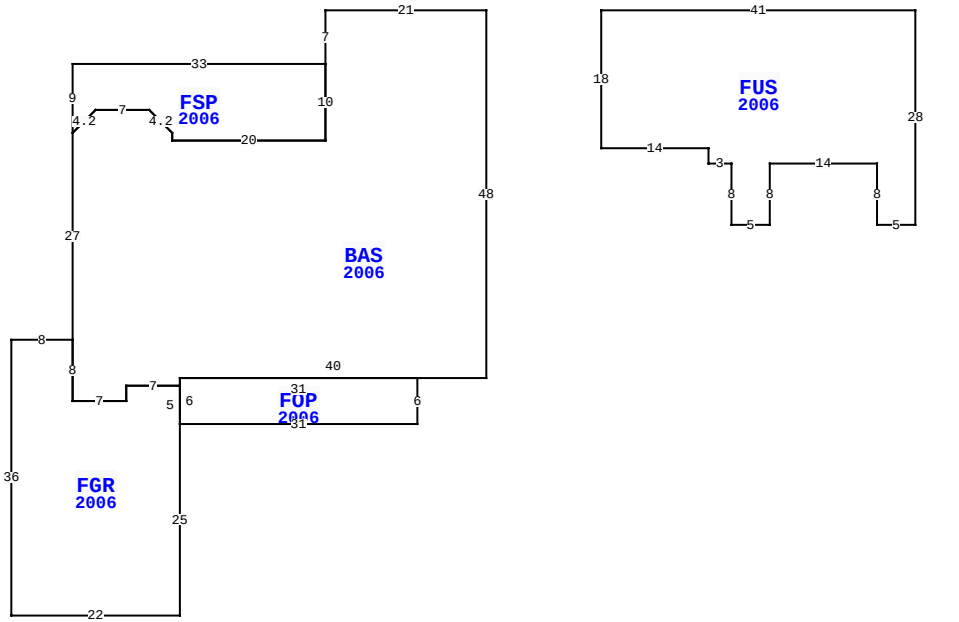
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,102	100	2,102	324,487
FGR	694	55	382	58,969
FOP	186	30	56	8,644
FSP	287	40	115	17,753
FUS	872	100	872	134,611
TOTALS	4,141		3,527	544,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,527	110.6595	165.99	585,447	2006	2009	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2007 Heated Area: 2974 HX Base Yr 2007



96208 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		544,466
TOTAL MARKET OB/XF VALUE		28,629
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		713,095
SOH/AGL Deduction		337,714
ASSESSED VALUE		375,381
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		320,381
TOTAL JUST VALUE		713,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006556	REPAIR/RRF	0	08/01/2020
M10516	MECH OTHER	0	10/01/2005
B051699	SCRN RM	5,358	09/01/2005
P09975	OTHER	0	09/01/2005
C15566	CO ISSUED	221,467	07/01/2005
E15318	ELEC OTHER	2,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1789	11/09/2005	WD	U	V	06	30,000
GRANTOR: DEONAS DEMETRIOS N						
GRANTEE: DEONAS NICK D & HEL						
1123/1865	3/24/2003	WD	Q	V		49,500
GRANTOR: WOLFE JACK B JR						
GRANTEE: DEONAS NICK & DEMET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S7 FSP=[YR=2006] W33 S9 U3 R3 E7 D3 R3 S1 E20 N10 $ S10 W20 N1 U3 L3 W7 D3 L3 S27 FGR=[YR=2006] W8 S36 E22 N25 FOP=[YR=2006] E31 N6 W31 S6$ N5 W7 S2 W7 N8$S8 E7 N2 E7 N1 E40 N48$ PTR=E15 FUS=[YR=2006] E41 S28 W5 N8 W14 S8 W5 N8 W3 N2 W14 N18$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,823.00	SF	4.00	4.00	100	2006	2006	3	87	6,344	
2	0855	CONC PAVER	0	100	0	0	412.00	SF	7.50	7.50	100	2006	2006	3	87	2,688	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
4	0911	SCRN RM A	0	100	0	0	794.00	SF	17.50	17.50	100	2006	2006	3	27	3,752	
5	0861	POOL GUNIT	0	100	0	0	302.00	SF	85.00	85.00	100	2006	2006	3	44	11,295	
6	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2006	2006	3	87	4,280	

LAND DESCRIPTION

TOTAL OB/XF 28,629

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS