

LOT 18
IN OR 734 PG 365
OYSTER BAY #5 PB 6/12

TAYLOR THOMAS A & MARGARET N
96156 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5484-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	

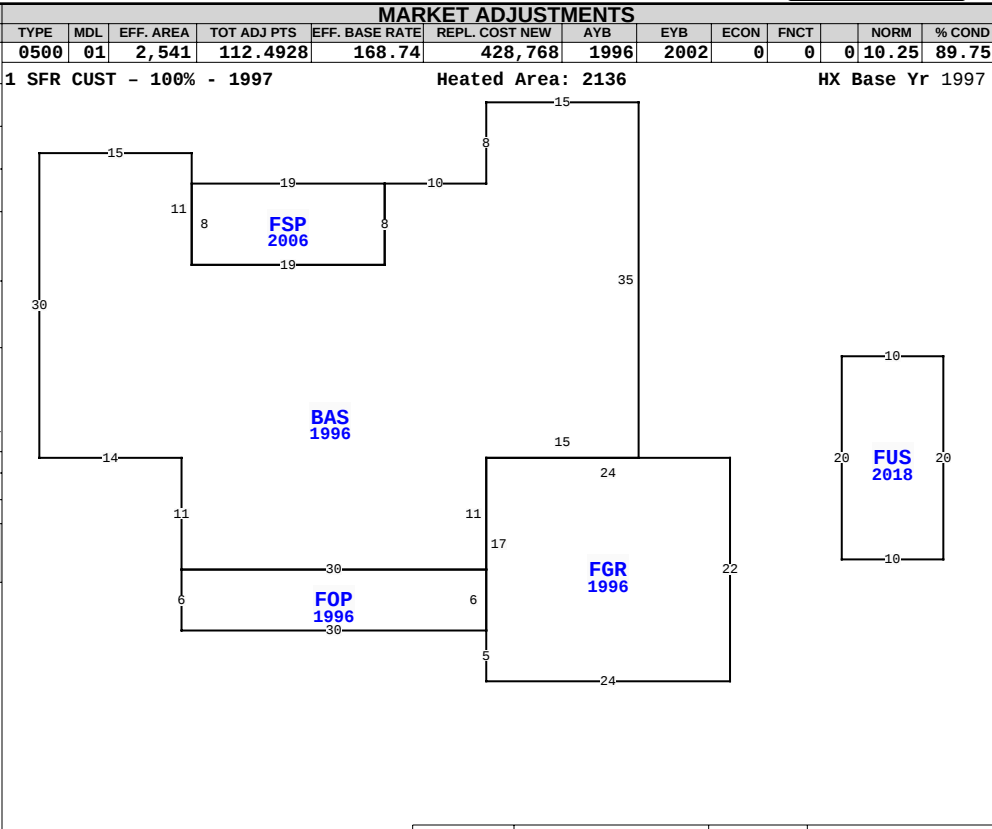
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	1,936	293,196
FGR	528	55	290	43,919
FOP	180	30	54	8,178
FSP	152	40	61	9,238
FUS	200	100	200	30,289

TOTALS	2,996		2,541	384,819
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0811	CONCRETE B	0 100	0	0	752.00	SF	5.20	5.20	100	1996

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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96156 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0 100	0	0	752.00	SF	5.20	5.20	100	1996	1996	3	72	2,815	

TOTAL OB/XF												5,580				
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00

Total Acres: 0.00	Total Land Value: 140,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				384,819	
TOTAL MARKET OB/XF VALUE				5,580	
TOTAL LAND VALUE - MARKET				140,000	
TOTAL MARKET VALUE				530,399	
SOH/AGL Deduction				290,211	
ASSESSED VALUE				240,188	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				190,188	
TOTAL JUST VALUE				530,399	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				490,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
951209	NEW CONSTR	87,523	07/25/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0734/0365	7/18/1995	WD	Q	I	
GRANTOR: TREVETT CONST GROUP I					SALE PRICE
GRANTEE: TAYLOR THOMAS & MAR					172,400

BUILDING NOTES					
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BUILDING DIMENSIONS											
BAS=[YR=1996] W15 S8 W10 FSP=[YR=2006] W19 S8 E19 N8 \$ S8 W19 N11 W15 S30 E14 S11 FOP=[YR=1996] S6 E30 FGR=[YR=1996] S5 E24 N22 W24 S17 \$ N6 W30 \$ E30 N11 E15 N35 \$ PTR= E20 S25 FUS=[YR=2018] E10 S20 W10 N20 \$ W20 N25\$.											