LOT 2
IN OR 1391/1972
SEA WINDS PB 6/269

DORATIO TIMOTHY JR & JEANETTE M
96030 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034-8500

2025

00-00-30-0608-0002-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 80
Interior Floo	14	CARPET 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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

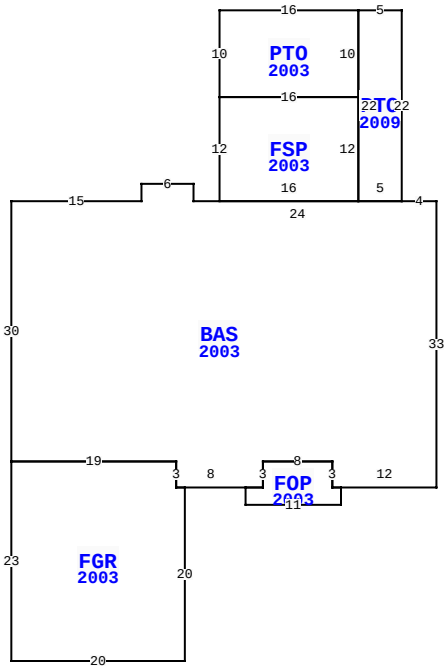
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	2003	1,548	234,960
FGR	457	55	2003	251	38,097
FOP	46	30	2003	14	2,125
FSP	192	40	2003	77	11,687
PTO	160	5	2003	8	1,215
PTO	110	5	2009	6	911
TOTALS	2,513			1,904	288,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,904	128.4780	169.59	322,899	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2007 Heated Area: 1548 HX Base Yr 2007



96030 SEA WINDS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		288,995
TOTAL MARKET OB/XF VALUE		7,636
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		436,631
SOH/AGL Deduction		255,489
ASSESSED VALUE		181,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,420
TOTAL JUST VALUE		436,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215158	REPAIR/RRF	0	05/01/2021
B0311506	NEW CONSTR	116,737	08/01/2003
R035318	REPAIR/RRF	3,000	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/1972	2/27/2006	WD	Q	I		298,500
GRANTOR: PARCHMAN JEFFREY L &						
GRANTEE: DORATIO TIMOTHY N J						
1192/1240	12/03/2003	WD	Q	I		185,600
GRANTOR: JAMES R HANNAH INC						
GRANTEE: PARCHMAN JEFFREY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W4 PTO=[YR=2009] N22 W5 PTO=[YR=2003] W16 S10
FSP=[YR=2003] S12 E16N12W16$ E16 N10$ S22 E5$ W24 N2 W6 S2
W15 S30 FGR=[YR=2003] S23 E20 N20 W1 N3 W19$E19 S3 E8
FOP=[YR=2003] S2 E11 N2 W1N3 W8 S3 W2$ E2 N3 E8 S3 E12 N33$.

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	1,025.00	SF	4.00	4.00	100	2003	2003	3	82	3,362	
2	0810	CONCRETE A	0	100	0	0	371.00	SF	6.50	6.50	100	2004	2004	3	83	2,002	
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	19.50	19.50	100	2004	2004	3	21	532	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 7,636

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/29/2021 BY RK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS