LOT 4
SEA WINDS PB 6/269

ALDERSON JAMES/ALDERSON JIM
96054 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0608-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

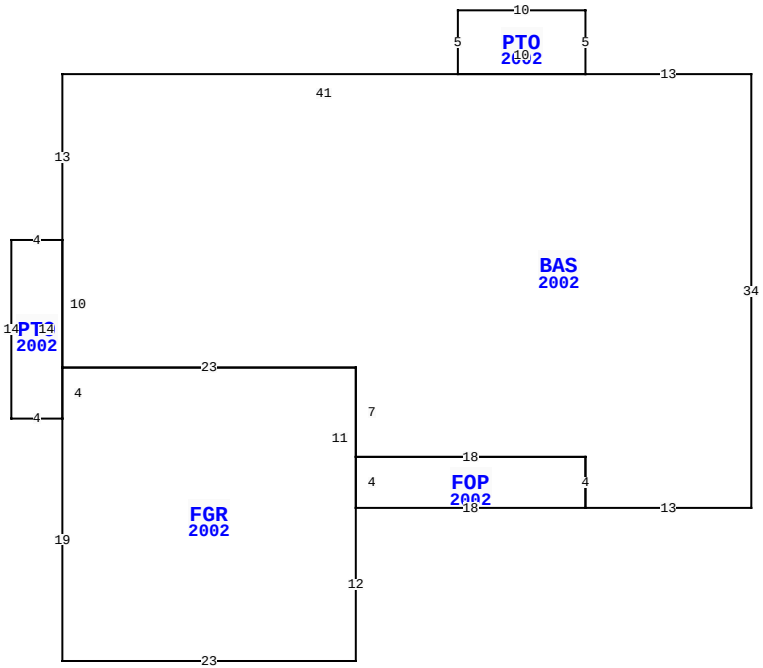
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2002	1,511	210,676
FGR	529	55	2002	291	40,573
FOP	72	30	2002	22	3,068
PTO	50	5	2002	2	279
PTO	56	5	2002	3	418
TOTALS	2,218			1,829	255,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,829	126.5000	166.98	305,406	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2019 Heated Area: 1511 HX Base Yr 2019



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

96054 SEA WINDS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		255,014
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		398,582
SOH/AGL Deduction		173,740
ASSESSED VALUE		224,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,120
TOTAL JUST VALUE		398,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209297	NEW CONSTR	113,916	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/04/2018	CN	Q	I	02	249,900
GRANTOR: HENDRIX BENNY L II						
GRANTEE: ALDERSON JAMES & JI						
1387/0674	2/07/2006	QC	Q	I	01	100
GRANTOR: HENDRIX BENNY L & MEL						
GRANTEE: HENDRIX BENNY L II						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	2002	2002	3	80	3,178	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2002	2002	3	80	390	

BUILDING DIMENSIONS

BAS=[YR=2002] W13 PTO=[YR=2002] N5 W10 S5 E10$ W41 S13
PTO=[YR=2002] W4 S14 E4 FGR=[YR=2002] S19 E23 N12
FOP=[YR=2002] E18 N4 W18 S4$ N11 W23 S4$ N14 $ S10 E23 S7
E18 S4 E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,568

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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS