

96074 SEA WINDS DR LLC
664 SPANISH WAY E
FERNANDINA BEACH, FL 32034

00-00-30-0608-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 70

Interior Floor

11CLAY TILE 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00NONE 100

Quality

06Quality Level 06

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

2013.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,524

100

2004

1,524

237,150

FGR

436

55

2004

240

37,346

FOP

34

30

2004

10

1,556

PTO

192

5

2004

10

1,556

TOTALS

2,186

1,784

277,609

EXTRA FEATURES

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

0812

CONCRETE C

0

0

0

0

1,138.00

SF

4.00

4.00

100

2004

2004

3

83

3,778

LAND DESCRIPTION

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

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCT% NORM% CONDTOTAL

0900

01

1,784

130.9850

172.90

308,454

2004

2004

0

0

10.00

90.00

1

SNGL FAM - 0%

- 0

Heated Area: 1524

HX Base Yr

BLD DATE

XF DATE

INC DATE

AG DATE

05/01/2025

MLU

96074 SEA WINDS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

277,6093,778140,000421,387104,428316,9590316,959421,3870

PERMIT NUMDESCRIPTIONAMTISSUED

B0412297NEW CONSTR114,84702/01/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2150/18887/25/2017WDUUI11250,000

GRANTOR:MACKLE JOANN R REV LV

GRANTEE:96074 SEA WINDS DR

2073/06849/15/2016TDQI01250,000

GRANTOR:BERTEAU JEFFREY P & S

GRANTEE:MACKLE JOANN R REVO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PT0=[YR=2004] N12 W16 S12 E16 \$ W33 S31
FGR=[YR=2004] S22 E20 N20 W2 N2 W18 \$ E18 S2 E9
FOP=[YR=2004] S1 E10 N1 W1 N3W8S3 W1\$ E1N3E8S3 E12 N33 \$.