LOT 6
IN OR 1092/762
SEA WINDS PB 6/269

ROBERTS WILSON J & JOYCE K
96086 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0608-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

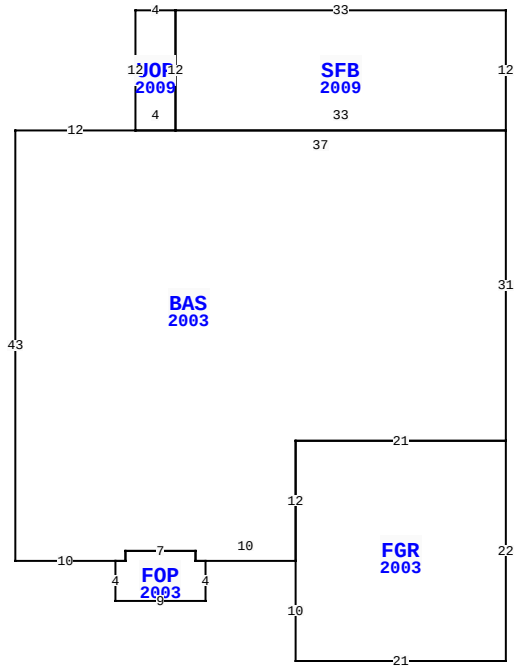
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,848	100	2003	1,848	249,687
FGR	462	55	2003	254	34,318
FOP	43	30	2003	13	1,757
SFB	396	80	2009	317	42,830
UOP	48	20	2009	10	1,351
TOTALS	2,797			2,442	329,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,442	121.4906	160.37	391,624	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2004 Heated Area: 2165 HX Base Yr 2004



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

96086 SEA WINDS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		329,943
TOTAL MARKET OB/XF VALUE		4,726
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		474,669
SOH/AGL Deduction		280,120
ASSESSED VALUE		194,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,827
TOTAL JUST VALUE		474,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17838	SUNRM	13,000	10/31/2006
B0210579	NEW CONSTR	127,980	12/01/2002
R024644	REPAIR/RRF	2,000	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1092/0762	11/05/2002	WD	Q	V		32,000

GRANTOR: AMELIA ISLAND LAND DE
GRANTEE: ROBERTS WILSON & JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-37,10] W12 S43 E10 E1 N1 E7 S1 E10 N12 E21 N31 W37 $
FGR=[YR=2003;ORIG=-21,53] S10 E21 N22 W21 S12 $
SFB=[YR=2009;ORIG=0,-2] W33 S12 E33 N12 $
UOP=[YR=2009;ORIG=-33,-2] W4 S12 E4 N12 $
FOP=[YR=2003;ORIG=-39,53] S4 E9 N4 W1 N1 W7 S1 W1 $
.

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	927.00	SF	5.20	5.20	100	2003	2003	3	82	3,953	
2	0810	CONCRETE A	0	100	0	0	145.00	SF	6.50	6.50	100	2003	2003	3	82	773	

LAND DESCRIPTION

TOTAL OB/XF 4,726

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