LOT 8
IN OR 1188/536
SEA WINDS PB 6/269

PORTER ALBERT R & CHARLOTTE J
96116 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0608-0008-0000

BUILDING CHARACTERISTICS

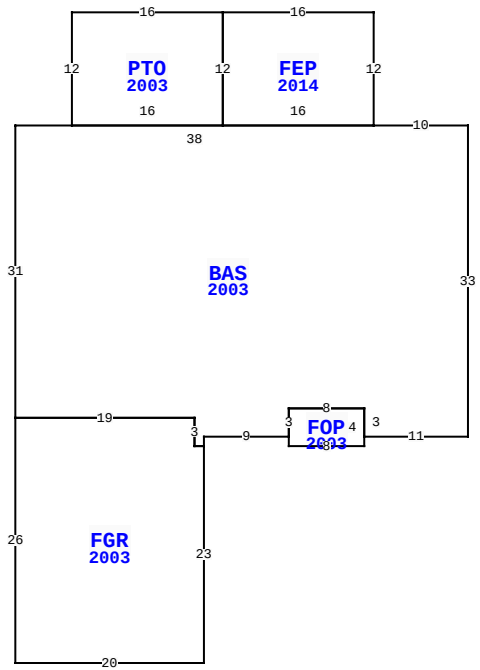
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,523	100	2003	1,523	225,686
FEP	192	80	2014	154	22,821
FGR	517	55	2003	284	42,085
FOP	32	30	2003	10	1,482
PTO	192	5	2003	10	1,482
TOTALS	2,456			1,981	293,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,981	125.4351	165.57	327,994	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2004 Heated Area: 1523 HX Base Yr 2004



96116 SEA WINDS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		293,555
TOTAL MARKET OB/XF VALUE		6,769
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		440,324
SOH/AGL Deduction		257,656
ASSESSED VALUE		182,668
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		81,946
TOTAL JUST VALUE		440,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24680	REMODEL	6,049	05/01/2011
R035196	REPAIR/RRF	3,000	06/01/2003
B0363428	NEW CONSTR	114,847	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/0536	11/13/2003	WD	Q	I		173,600
GRANTOR: JAMES R HANNAH INC						
GRANTEE: PORTER ALBERT R & C						
1130/1855	4/21/2003	TD	U	V	19	30,000
GRANTOR: RIC ROWAN TRUSTEE						
GRANTEE: JAMES R HANNAH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 FEP=[YR=2014] N12 W16 PTO=[YR=2003] W16 S12 E16 N12$ S12 E16$ W38 S31 FGR=[YR=2003] S26 E20 N23 W1 N3 W19$ E19 S3 E1 N1 E9 FOP=[YR=2003] S1 E8 N4 W8 S3$ N3 E8 S3 E11 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	1,409.00	SF	4.00	4.00	100	2003	2003	3	82	4,622	
2	0810	CONCRETE A	0	100	0	0	398.00	SF	6.50	6.50	100	2004	2004	3	83	2,147	

LAND DESCRIPTION

TOTAL OB/XF 6,769

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