LOT 9 IN OR 1136/677
SEA WINDS PB 6/269

HIOTT LIVING TRUST/HIOTT SHIRLEY TRUSTEE
96136 SEA WINDS DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0608-0009-0000**

## BUILDING CHARACTERISTICS

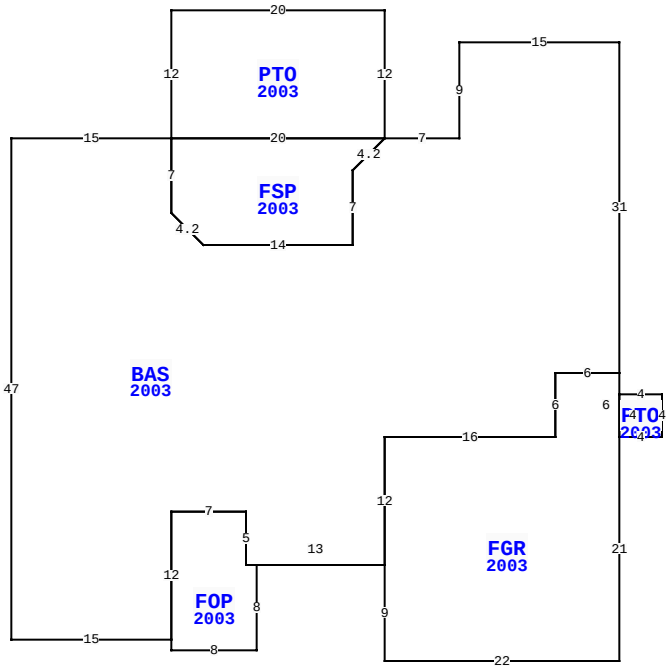
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 2,015 | 100 | 2003 | 2,015 | 304,509 |
| FGR | 498 | 55 | 2003 | 274 | 41,407 |
| FOP | 99 | 30 | 2003 | 30 | 4,534 |
| FSP | 170 | 40 | 2003 | 68 | 10,276 |
| PTO | 16 | 5 | 2003 | 1 | 151 |
| PTO | 240 | 5 | 2003 | 12 | 1,813 |
| TOTALS | 3,038 | | | 2,400 | 362,690 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,400 | 127.9145 | 168.85 | 405,240 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2004 Heated Area: 2015 HX Base Yr 2004




96136 SEA WINDS DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 362,690 |
| TOTAL MARKET OB/XF VALUE | | 9,206 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 511,896 |
| SOH/AGL Deduction | | 297,858 |
| ASSESSED VALUE | | 214,038 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 158,316 |
| TOTAL JUST VALUE | | 511,896 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 464,745 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B20630 | REMODEL | 1,600 | 10/01/2007 |
| B0210602 | NEW CONSTR | 151,779 | 12/01/2002 |
| R024660 | REPAIR/RRF | 3,000 | 12/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1136/0677 | 5/09/2003 | WD | Q | I | 02 | 197,000 |
| GRANTOR: JAMES R HANNAH INC | | | | | | |
| GRANTEE: HIOTT JAMES D III & | | | | | | |
| 1088/1361 | 10/18/2002 | WD | U | V | 19 | 34,000 |
| GRANTOR: AMELIA ISLAND LAND DE | | | | | | |
| GRANTEE: JAMES R HANNAH INC | | | | | | |

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,239.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 82 | 7,344 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 92.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 490 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 24 | 4 | 96.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 83 | 797 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 21.30 | 21.30 | 100 | 2007 | 2007 | 3 | 27 | 575 | |

## BUILDING DIMENSIONS

BAS=[YR=2003] W15 S9 W7 PTO=[YR=2003] N12 W20 S12
FSP=[YR=2003] S7 D3 R3 E14 N7 R3 U3 W20$ E20$ D3 L3 S7
W14 U3 L3 N7 W15 S47 E15 FOP=[YR=2003] S1 E8 N8 W1 N5 W7
S12$ N12 E7 S5 E13FGR=[YR=2003] S9 E22 N21 PTO=[YR=2003] E4
N4 W4 S4$ N6 W6 S6 W16 S12$ N12 E16 N6 E6 N31$ .

## LAND DESCRIPTION

TOTAL OB/XF 9,206

| 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 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS