LOT 14
IN OR 1901/1451
SEA WINDS PB 6/269

COX JOHN & CARROLL
96198 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0608-0014-0000

BUILDING CHARACTERISTICS

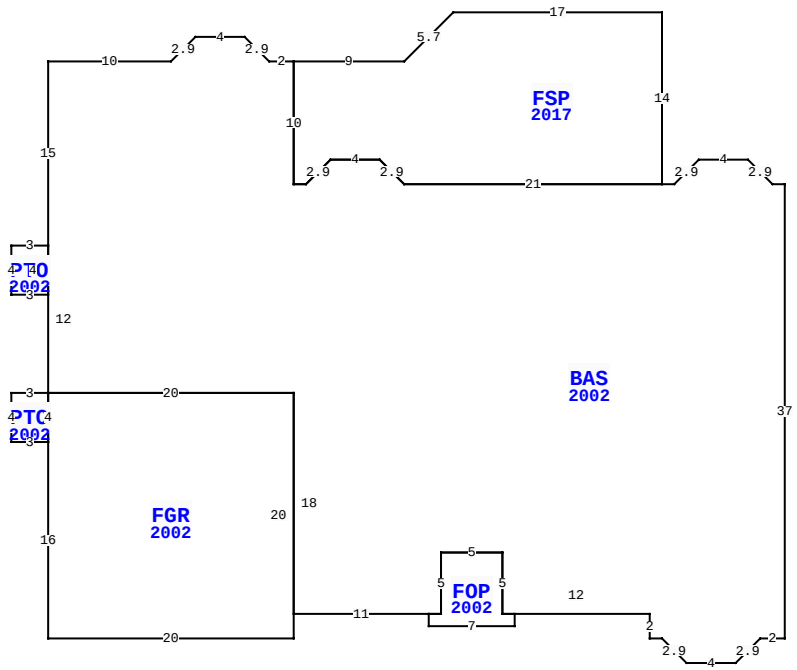
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,985	100	2002	1,985	294,359
FGR	400	55	2002	220	32,624
FOP	32	30	2002	10	1,483
FSP	364	40	2017	146	21,651
PTO	12	5	2002	1	149
PTO	12	5	2002	1	149
TOTALS	2,805			2,363	350,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	126.2240	166.62	393,723	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2015 Heated Area: 1985 HX Base Yr 2015



96198 SEA WINDS DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		350,413
TOTAL MARKET OB/XF VALUE		6,302
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		496,715
SOH/AGL Deduction		261,331
ASSESSED VALUE		235,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,662
TOTAL JUST VALUE		496,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700317	SCRNPRCH	11,896	01/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1451	2/06/2014	SW	Q	I	02	230,000
GRANTOR: FANNIE MAE						
GRANTEE: COX JOHN & CARROLL						
1861/1899	6/14/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W1 U2 L2 W4 D2 L2 W1 FSP=[YR=2017] N14 W17 D4 L4 W9 S10 E1 U2 R2 E4 D2 R2 E21$ W21 U2 L2 W4 D2 L2 W1 N10 W2 U2 L2 W4 D2 L2 W10 S15 PTO=[YR=2002] W3 S4 E3 N4 $S12 PTO=[YR=2002] W3 S4 E3 FGR=[YR=2002] S16 E20 N20 W20 S4 $ N4 $ E20 S18 E11 FOP=[YR=2002] S1 E7 N1 W1 N5 W5 S5W1$ E1 N5 E5 S5 E12 S2 E1 D2 R2 E4 U2 R2 E2 N37 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2002	2002	3	80	2,875	
3	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	2002	2002	3	80	452	

LAND DESCRIPTION

TOTAL OB/XF 6,302

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS