LOT 15
SEA WINDS PB 6/269

CLAIR BRUCE A & PATRICIA
18 CANYON TRAIL
ROCHESTER, NY 14625

2025

00-00-30-0608-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

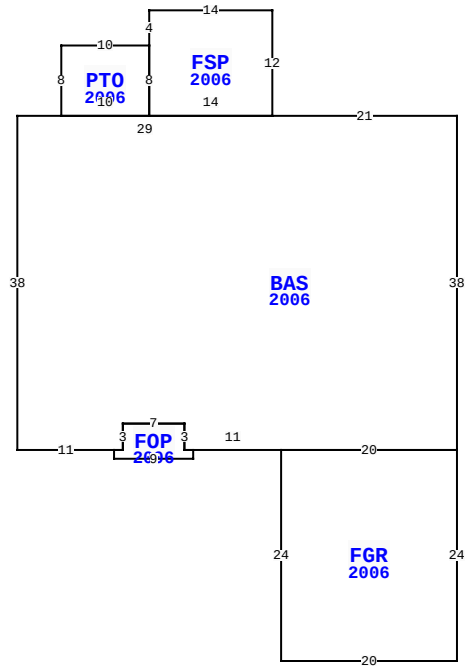
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,879	100	2006	1,879	287,689
FGR	480	55	2006	264	40,420
FOP	30	30	2006	9	1,378
FSP	168	40	2006	67	10,258
PTO	80	5	2006	4	612
TOTALS	2,637			2,223	340,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	127.4637	168.25	374,020	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1879 HX Base Yr



96208 SEA WINDS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	340,358
TOTAL MARKET OB/XF VALUE	3,548
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	483,906
SOH/AGL Deduction	95,157
ASSESSED VALUE	388,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,749
TOTAL JUST VALUE	483,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001583	WINDOWS	10,406	02/01/2022
C16124	CO ISSUED	175,000	06/30/2006
B16124	NEW CONSTR	175,000	06/30/2006
M11314	MECH OTHER	0	03/01/2006
P10748	OTHER	0	02/01/2006
E16205	ELEC OTHER	7,458	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0531	6/06/2019	WD	Q	I	01	335,000
GRANTOR: SHELTON IAN JACQUES						
GRANTEE: CLAIR BRUCE A & PAT						
2094/0531	12/20/2016	QC	U	I	11	100
GRANTOR: SHELTON IAN JACQUES &						
GRANTEE: SHELTON IAN JACQUES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FSP=[YR=2006] N12 W14 S4 PTO=[YR=2006] W10 S8 E10 N8$ S8 E14$ W29 S38 E11 FOP=[YR=2006] S1 E9 N1 W1 N3W7S3W1$ E1N3E7S3E11 FGR=[YR=2006] S24 E20 N24 W20$ E20 N38$.

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	0	0	0	636.00	SF	5.20	5.20	100	2006	2006	3	86	2,844	
2	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50	6.50	100	2006	2006	3	86	704	

LAND DESCRIPTION

TOTAL OB/XF 3,548

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	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 01/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS