

LOT 26
OR 1704/1655
SEA WINDS PB 6/269

COLSON FAYE B L/E/
96037 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0608-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
BAS	1,743	100
FGR	484	55
FOP	48	30
FOP	88	30
FSP	154	40
PTO	154	5
TOTALS	2,671	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,119	128.8000	170.02	360,272	2002	2002	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2007 Heated Area: 1743 HX Base Yr 2007											
TOTALS	2,671		2,119	320,642							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		320,642	
TOTAL MARKET OB/XF VALUE		5,293	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		465,935	
SOH/AGL Deduction		273,310	
ASSESSED VALUE		192,625	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		136,903	
TOTAL JUST VALUE		465,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		422,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20571	REMODEL	1,000	09/01/2007
B18366	ADDITION	6,200	10/31/2006
R09611	REPAIR/RRF	2,000	08/01/2006
B0109141	NEW CONSTR	133,158	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1704/1655	10/06/2010	WD	U	I	14
GRANTOR: COLSON JOSEPH H & FAY					
GRANTEE: COLSON JOSEPH H & F					
1082/1559	9/25/2002	WD	Q	I	
GRANTOR: JAMES R HANNAH INC					
GRANTEE: COLSON JOSEPH H & F					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	0	0	843.00	SF	5.20	5.20	100	2002	2002	3
2	0810	CONCRETE A	0	100	0	0	101.00	SF	6.50	6.50	100	2002	2002	3
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3
4	0810	CONCRETE A	0	100	0	0	117.00	SF	6.50	6.50	100	2004	2004	3

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2002] W18 N2 W6 S2 W2 FSP=[YR=2007] N7 PTO=[YR=2007] N7 W22 S7 E22\$ W22 S7 FOP=[YR=2002] S4 E22 N4 W22\$ E22\$ S4 W22 N4 W11S33 E11 N2 E8 FOP=[YR=2002] S2 E8 N6W8 S4\$ N4 E8 S4 E10 FGR=[YR=2002] S21 E11 S2 E11 N23 W22\$ E22 N31\$.			

LAND DESCRIPTION										TOTAL OB/XF									
										5,293									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		