

MILLETT SHELDON A &/CHIN SZE SZE
96021 SEA WINDS DR
FERNANDINA BEACH, FL 32034

00-00-30-0608-0027-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	10	ABOVE AVG 100				0900	01	2,140	126.2240	166.62	356,567	2003	2003	0	0	10.00	90.00	STANDARD											
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2006												Heated Area: 1743											
Roof Cover	03	COMP SHNGL 100				The floor plan shows a main rectangular building with several smaller additions. Key areas are labeled: PTO 2003 (16x16), FSP 2003 (19x12), BAS 2003 (main body), FOP 2003 (small addition), and FGR 2003 (large side wing). Dimensions are provided for various sections.												HX Base Yr 2006											
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.	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	1,743	100	2003	1,743	261,377																								
FGR	484	55	2003	266	39,889																								
FOP	56	30	2003	17	2,550																								
FSP	264	40	2003	106	15,896																								
PTO	160	5	2003	8	1,200																								
TOTALS		2,707				2,140		320,910																					
EXTRA FEATURES						96021 SEA WINDS DR, FERNANDINA BEACH										BLD DATE		LGL DATE		05/01/2025		MLU							
																XF DATE		LAND DATE											
																INC DATE		AG DATE											
L N	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	1,169.00	SF	4.00	4.00	100	2003	2003	3	82	3,834												
LAND DESCRIPTION																		TOTAL OB/XF 3,834											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 SJS																													