BLK 2 LOT 16
IN OR 757 PG 487
OYSTER BAY #1 PB 5/262

BARBANEL ANNE M
96317 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

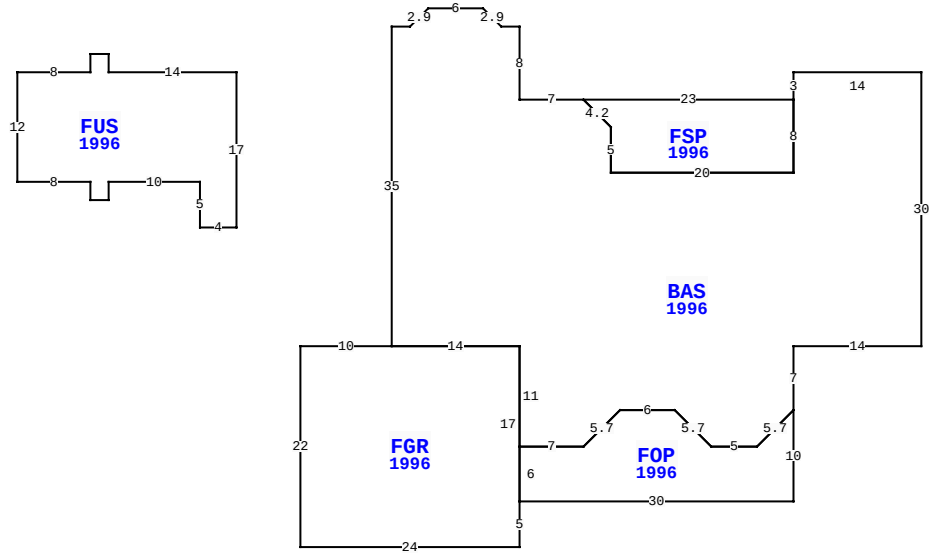
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1996	1,854	302,544
FGR	528	55	1996	290	47,324
FOP	228	30	1996	68	11,096
FSP	165	40	1996	66	10,770
FUS	316	100	1996	316	51,566
TOTALS	3,091			2,594	423,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,594	115.7184	182.84	474,287	1996	2002	0	0	0	10.75	89.25

1 SFR CUST – 100% - 1997 Heated Area: 2170 HX Base Yr 1997



96317 LIGHT WIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,301
TOTAL MARKET OB/XF VALUE		6,700
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		572,501
SOH/AGL Deduction		320,083
ASSESSED VALUE		252,418
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		196,696
TOTAL JUST VALUE		572,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-2179	NEW CONSTR	0	10/01/1995
95-2236	NEW CONSTR	84,723	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0757/0487	4/17/1996	WD	Q	I		180,100
GRANTOR: TREVETT HOMES INC						
GRANTEE: BARBANEL SIDNEY M &						
0714/1823	9/27/1994	WD	U	V	09	105,000
GRANTOR: NATIVE WOODLAND PROPE						
GRANTEE: TREVETT HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 S3 FSP=[YR=1996] W23 D3 R3 S5 E20 N8$ S8 W20 N5 U3 L3 W7 N8 W2 U2 L2 W6 D2 L2 W2 S35
FGR=[YR=1996] W10 S22 E24 N5 FOP=[YR=1996] E30 N10 L4 D4 W5 U4 L4 W6 D4 L4 W7 S6$ N17 W14$ E14 S11 E7 U4 R4 E6 D4 R4 E5 U4 R4 N7 E14 N30$ PTR=W75 FUS=[YR=1996] W14 N2 W2 S2 W8 S12 E8 S2 E2 N2 E10 S5 E4 N17$ E75$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0812	CONCRETE C	0	100	0	0	1,843.00	SF	4.00	4.00	100	1996	1996	3	70	5,160	

LAND DESCRIPTION

TOTAL OB/XF 6,700

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS