BLOCK 4 LOT 1
OYSTER BAY #1 PB 5/262

KINDYBAL MICHEL
95120 ALLIGATOR CREEK RD
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

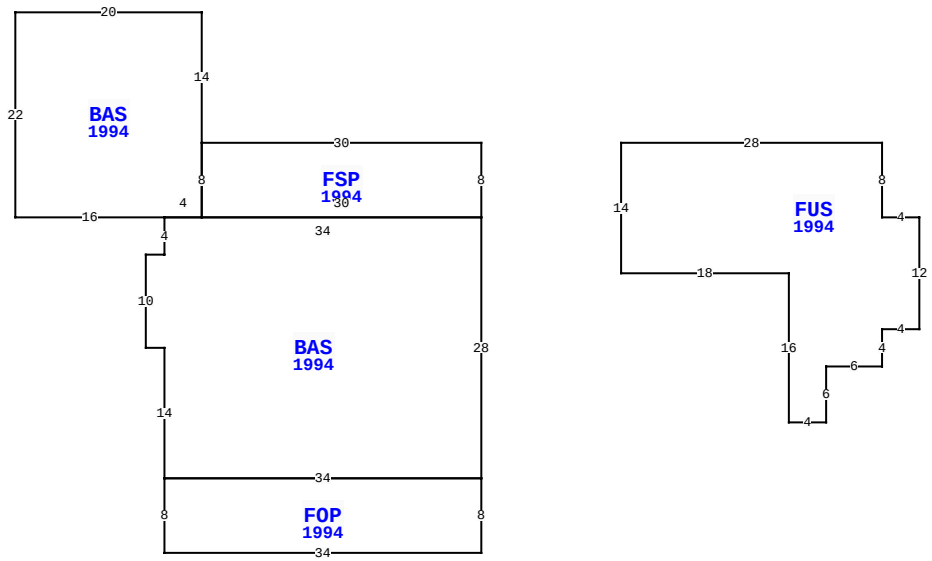
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	440	100	1994	440	77,025
BAS	972	100	1994	972	170,155
FOP	272	30	1994	82	14,355
FSP	240	40	1994	96	16,805
FUS	564	100	1994	564	98,732
TOTALS	2,488			2,154	377,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,154	119.7756	189.25	407,644	1994	2008	0	0	0	7.50	92.50

1 SFR CUST – 0% - 2025 Heated Area: 1976 HX Base Yr



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

96356 LIGHT WIND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	390,972
TOTAL MARKET OB/XF VALUE	28,498
TOTAL LAND VALUE - MARKET	142,500
TOTAL MARKET VALUE	561,970
SOH/AGL Deduction	0
ASSESSED VALUE	561,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	561,970
TOTAL JUST VALUE	561,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974319	GARAGE	10,472	10/01/1997
94-0671	NEW CONSTR	105,500	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0078	2/22/2022	WD	Q	I	01	629,000
GRANTOR: PECK KENNETH F JR & A						
GRANTEE: KINDYBAL MICHEL						
1980/0198	5/15/2015	WD	Q	I	01	313,000
GRANTOR: CAMPBELL W R IV & KIR						
GRANTEE: PECK KENNETH F JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1994] W30 BAS=[YR=1994] N14 W20 S22 E16 BAS=[YR=1994] S4 W2 S10 E2 S14 FOP=[YR=1994] S8 E34 N8 W34$ E34 N28 W34$ E4 N8$ S8 E30 N8$ PTR=E15 FUS=[YR=1994] E28 S8 E4 S12 W4 S4 W6 S6 W4 N16 W18 N14$ W15$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0855	CONC PAVER	0	0	0	0	1,952.00	SF	10.00	10.00	100	2020	2020	3	98	19,130	
3	0855	CONC PAVER	0	0	10	30	300.00	SF	10.00	10.00	100	2020	2020	3	98	2,940	
4	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
5	0462	ST/AL FNC	0	0	204	0	1,020.00	SF	10.00	10.00	100	2003	2003	3	30	3,060	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2003	2003	3	58	522	

LAND DESCRIPTION

TOTAL OB/XF 28,498

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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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	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

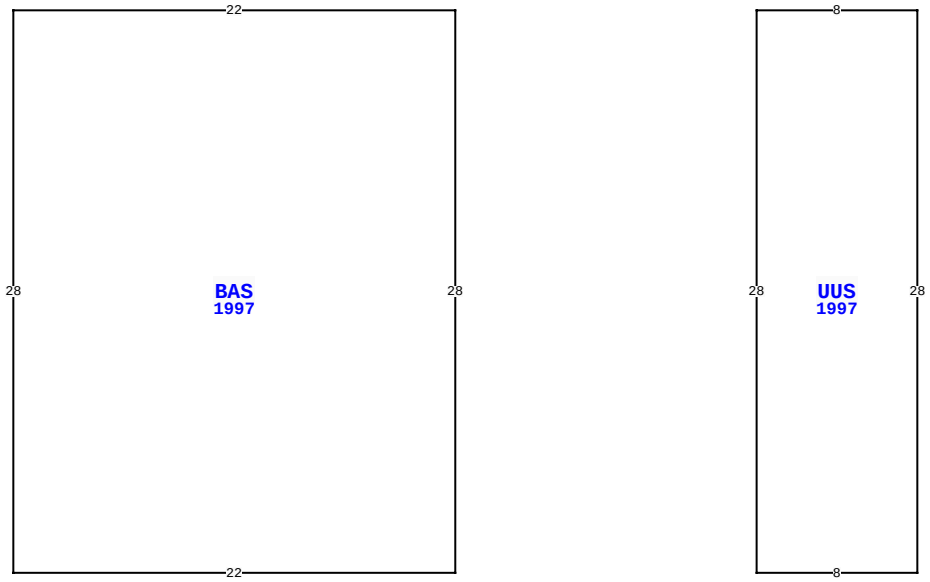
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	1997	616	11,762
UUS	224	50	1997	112	2,138
TOTALS	840			728	13,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	101.2000	37.44	27,256	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 0% - 2025 Heated Area: 616 HX Base Yr



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96356 LIGHT WIND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	561,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,847

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GRANTOR: CAMPBELL W R IV & KIR						
GRANTEE: PECK KENNETH F JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 S28 E22 N28$ PTR= E15 UUS=[YR=1997] E8 S28 W8 N28$ W15 $.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS