BLK 4 LOT 2
OYSTER BAY #1 PB 5/262

EDWARDS CHAD ALAN
96332 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

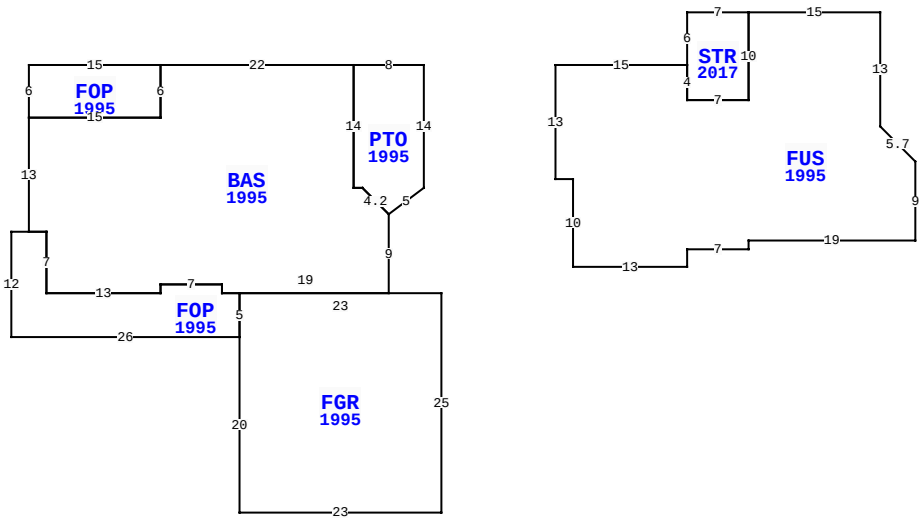
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	895	100	1995	895	150,883
FGR	575	55	1995	316	53,272
FOP	90	30	1995	27	4,552
FOP	165	30	1995	50	8,430
FUS	878	100	1995	878	148,016
PTO	123	5	1995	6	1,011
STR	70	10	2017	7	1,180
TOTALS	2,796			2,179	367,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,179	120.9075	191.03	416,254	1995	2000	0	0	0	11.75	88.25

1 SFR CUST – 0% - 2024 Heated Area: 1773 HX Base Yr



96332 LIGHT WIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	367,344
TOTAL MARKET OB/XF VALUE	4,349
TOTAL LAND VALUE - MARKET	142,500
TOTAL MARKET VALUE	514,193
SOH/AGL Deduction	0
ASSESSED VALUE	514,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,193
TOTAL JUST VALUE	514,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01511	NEW CONSTR	120,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1098	5/22/2023	WD	Q	I	01	550,000
GRANTOR: SARABE LLC						
GRANTEE: EDWARDS CHAD ALAN						
2332/0018	1/10/2020	WD	Q	I	01	350,000
GRANTOR: CANNAVINO HARRY A						
GRANTEE: SARABE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W8 BAS=[YR=1995] W22 FOP=[YR=1995] W15 S6 E15 N6 $ S6 W15 S13 FOP=[YR=1995] W2 S12 E26 FGR=[YR=1995] S20 E23 N25 W23 S5 $ N5 W2 N1 W7 S1 W13 N7 W2 $ E2 S7 E13 N1 E7 S1 E19 N9 U3 L3 W1 N14$ S14 E1 D3 R3 R4 U3 N14$ PTR= E15 FUS=[YR=1995] E15 STR=[YR=2017] N6 E7 S10 W7 N4$ S4 E7 N10 E 15 S13 R4 D4 S9 W19 S1 W7 S2 W13 N10 W2 N13$ 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	0812	CONCRETE C	0	0	0	0	1,599.00	SF	4.00	4.00	100	1995	1995	3	68	4,349	

LAND DESCRIPTION

TOTAL OB/XF 4,349

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 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