

BLOCK 4 LOT 3
IN OR 2599/1568
OYSTER BAY #1 PB 5/262

CHAMPA DANA A & MARGARET M
96314 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

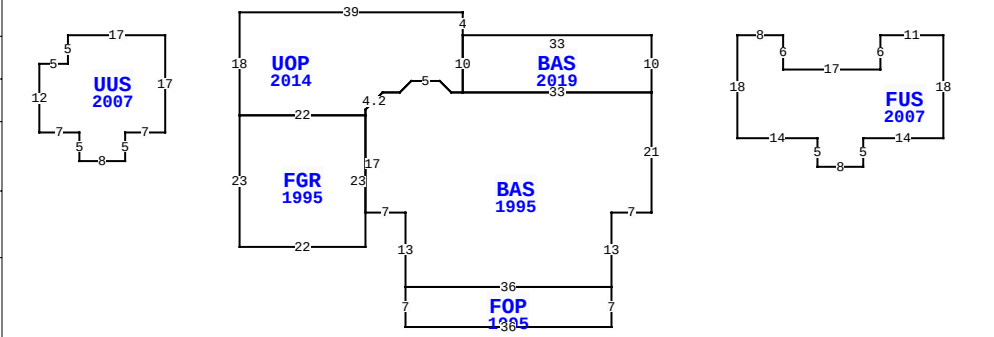
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1995	1,528	249,321
BAS	330	100	2019	330	53,846
FGR	506	55	1995	278	45,360
FOP	252	30	1995	76	12,401
FUS	586	100	2007	586	95,617
UOP	625	20	2014	125	20,396
UUS	389	50	2007	194	31,655
TOTALS	4,216			3,117	508,597

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,534.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,117	113.7948	179.80	560,437	1995	2005	0	0	9.25	90.75
1 SFR CUST - 100% - 2023											
Heated Area: 2444											
HX Base Yr 2023											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2025	MLU
96314 LIGHT WIND DR, FERNANDINA BEACH							

TOTAL OB/XF											
8,084											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
508,597											
TOTAL MARKET OB/XF VALUE											
8,084											
TOTAL LAND VALUE - MARKET											
142,500											
TOTAL MARKET VALUE											
659,181											
SOH/AGL Deduction											
333,860											
ASSESSED VALUE											
325,321											
TOTAL EXEMPTION VALUE											
HX HB											
50,722											
BASE TAXABLE VALUE											
274,599											
TOTAL JUST VALUE											
659,181											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
635,097											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808170	(1) DOOR	515	11/01/2018
B1802115	REMODEL	1,185	03/01/2018
M1622752	H/AC	0	05/12/2016
R1413847	REPAIR/RRF	4,800	03/18/2014
94-01557	NEW CONSTR	135,000	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2599/1568	10/31/2022	WD	Q	I	01	730,000	
GRANTOR:PULIGNANO VINCENT II							
GRANTEE:CHAMPA DANA A & MAR							
2421/1091	12/29/2020	WD	Q	I	02	450,000	
GRANTOR:MASCIO JOSEPH M III &							
GRANTEE:PULIGNANO VINCENT I							

BUILDING NOTES											
BAS=[YR=1995;ORIG=-33,10] W2 U2L2 W5 D2L2 W3 D3L3 S1 S17 E7 S13 E36 N13 E7 N21 W33 \$											
UOP=[YR=2014;ORIG=-33,0] N4 W39 S18 E22 N1 U3R3 E3 U2R2 E5 D2R2 E2 N10 \$											
FUS=[YR=2007;ORIG=15,0] E8 S6 E17 N6 E11 S18 W14 S5 W8 N5 W14 N18 \$											
FGR=[YR=1995;ORIG=-50,14] W22 S23 E22 N23 \$											
UUS=[YR=2007;ORIG=-85,0] W17 S5 W5 S12 E7 S5 E8 N5 E7 N17 \$											
BAS=[YR=2019;ORIG=0,0] W33 S10 E33 N10 \$											
FOP=[YR=1995;ORIG=-43,44] S7 E36 N7 W36 \$											
PTR=[ORIG=0,0] W85 E85 \$											
PTR=[ORIG=0,0] E15 W15 \$											