BLK 4 LOT 4 IN OR 711/1021
OYSTER BAY #1 PB 5/262

FOSTER MARTHA A
96294 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

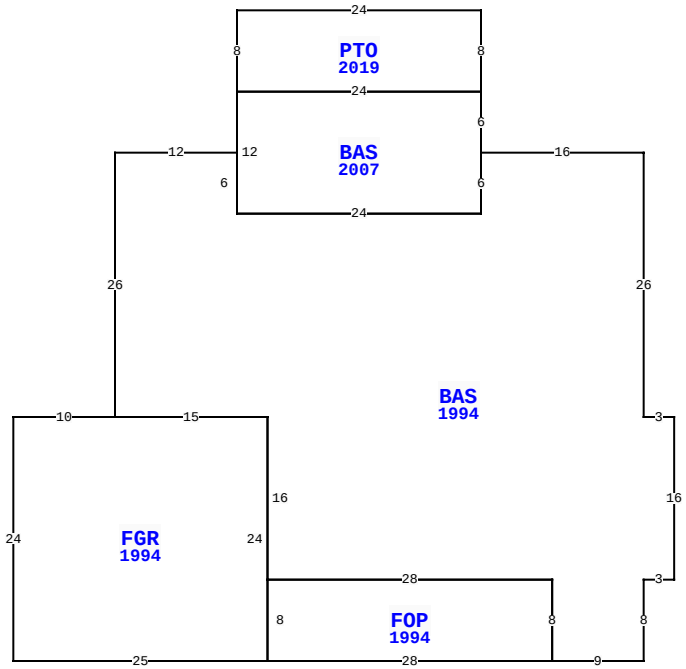
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,920	100	1994	1,920	301,028
BAS	288	100	2007	288	45,154
FGR	600	55	1994	330	51,739
FOP	224	30	1994	67	10,505
PTO	192	5	2019	10	1,568
TOTALS	3,224			2,615	409,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,615	111.1824	175.67	459,377	1994	2002	0	0	0	10.75	89.25

1 SFR CUST – 100% - 1995 Heated Area: 2208 HX Base Yr 1995



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

96294 LIGHT WIND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,994
TOTAL MARKET OB/XF VALUE		4,640
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		557,134
SOH/AGL Deduction		335,916
ASSESSED VALUE		221,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,496
TOTAL JUST VALUE		557,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 0750	H/AC	2,490	09/01/1994
94-01205	NEW CONSTR	111,060	07/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0711/1021	8/16/1994	WD	Q	V	02	0
GRANTOR:						
GRANTEE: TREVETT HOMES INC						
0711/1020	8/16/1994	WD	Q	V	02	29,000
GRANTOR: NATIVE WOODLAND PROPE						
GRANTEE: TREVETT HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 BAS=[YR=2007] N6 PTO=[YR=2019] N8 W24 S8 E24$ W24 S12 E24 N6$ S6 W24 N6 W12 S26 FGR=[YR=1994] W10 S24 E25 FOP=[YR=1994] E28N8 W28 S8$ N24 W15$ E15 S16 E28 S8 E9 N8 E3 N16 W3 N26$.

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	100	0	0	1,197.00	SF	4.00	4.00	100	1994	1994	3	66	3,160	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	

LAND DESCRIPTION

TOTAL OB/XF 4,640

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 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS