

LOT 1
IN OR 1989/344
OYSTER BAY #5 PB 6/12

VATTER DOUGLAS F & MARGARET L
96249 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5484-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 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	2,237	100	2001	2,237	341,962
FEP	250	80	2001	200	30,573
FGR	683	55	2001	376	57,478
FOP	234	30	2001	70	10,701
FST	42	55	2001	23	3,516
FST	52	55	2001	29	4,433
FUS	390	100	2001	390	59,618
PTO	538	5	2001	27	4,127
TOTALS	4,426			3,352	512,409

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,936.00	SF	4.00	4.00	
2	1127	BRICK 8"	0	100	0	0	105.00	SF	11.00	11.00	
3	0911	SCRN RM A	0	100	0	0	538.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
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	3,352	112.8288	178.27	597,561	2001	2005	0	0	14.25	85.75
1 SFR CUST - 100% - 2018 Heated Area: 2627 HX Base Yr 2018											
96249 LIGHT WIND DR, FERNANDINA BEACH											

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

TOTAL OB/XF											
17,708											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		512,409	
TOTAL MARKET OB/XF VALUE		17,708	
TOTAL LAND VALUE - MARKET		142,500	
TOTAL MARKET VALUE		672,617	
SOH/AGL Deduction		273,556	
ASSESSED VALUE		399,061	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		348,339	
TOTAL JUST VALUE		672,617	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		648,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809196	SCRN ENCLSR	13,623	09/10/2018
007369	NEW CONSTR	132,263	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1989/0344	6/24/2015	WD	Q	I	01
GRANTOR: WILLIAMSON LINDA R					
GRANTEE: VATTER DOUGLAS F &					
1441/0926	9/01/2006	WD	Q	I	01
GRANTOR: WILLIAMSON JERRY L					
GRANTEE: WILLIAMSON LINDA R					

BUILDING NOTES											
FEP=[YR=2001] W26 BAS=[YR=2001] W5 PTO=[YR=2001] N9 W30 S19 E26 N6 U4 R4 \$ D4 L4 S6 W28 S32 FOP=[YR=2001] S6 E39 FGR=[YR=2001] S30 E24 N26 FST=[YR=2001] N4 W13 S4 E13 \$ W13 N9W3 S5 W8 \$ N6 W39 \$ E39 S6E8 N5 E3 S5 E13 N37 W22 N7 U4 L4 \$ D4 R4 S7 E22 N11 \$ PTR= E15 FUS=[YR=2001] E7 FST=[YR=2001] N7 E6S7 W6 \$ E6 S30 W13 N30 \$ W15 \$.											