LOT 3
OYSTER BAY #5 PB 6/12

DELTA NOVEMBER DELTA AMELIA IS/
96215 LIGHT WIND DR
FERNANDINA BEACH, FL 32034-6170

2025

46-3N-28-5484-0003-0000

BUILDING CHARACTERISTICS

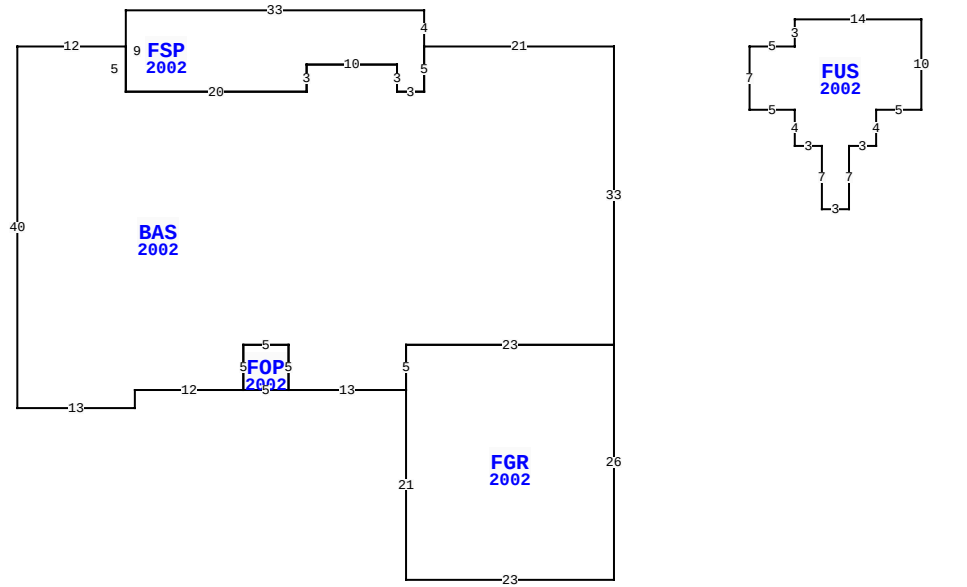
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,259	100	2002	2,259	372,366
FGR	598	55	2002	329	54,231
FOP	25	30	2002	8	1,319
FSP	267	40	2002	107	17,638
FUS	232	100	2002	232	38,242
TOTALS	3,381			2,935	483,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,935	115.2816	182.14	534,581	2002	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2004 Heated Area: 2491 HX Base Yr 2004



96215 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		483,796
TOTAL MARKET OB/XF VALUE		29,706
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		656,002
SOH/AGL Deduction		306,575
ASSESSED VALUE		349,427
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,705
TOTAL JUST VALUE		656,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009018	REPAIR/RRF	22,249	10/01/2020
B17993	SCRN RM	10,427	10/31/2006
B17817	SWIM POOL	38,000	05/01/2006
B0108872	NEW CONSTR	125,000	11/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	3/13/2002	CN	Q	I		249,900
GRANTOR: AMELIA DEVELOPMENT CO						
GRANTEE: DELTA NOVEMBER DELT						
0993/1447	6/22/2001	WD	Q	V		44,000
GRANTOR: STOREY GUY F III						
GRANTEE: AMELIA DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2002] N4 W33 S9 E20 N3 E10 S3 E3 N5$ S5 W3 N3 W10 S3 W20 N5 W12 S40 E13 N2 E12 FOP=[YR=2002] E5 N5 W5 S5$ N5 E5 S5 E13 FGR=[YR=2002] S21 E23 N26 W23 S5$ N5 E23 N33$ PTR= E15 FUS=[YR=2002] E5 N3 E14 S10 W5 S4 W3 S7 W3 N7 W3 N4 W5 N7 $ 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	100	0	0	1,440.00	SF	4.00	4.00	100	2002	2002	3	80	4,608	
2	0911	SCRN RM A	0	100	0	0	920.00	SF	17.50	17.50	100	2006	2006	3	24	3,864	
3	0855	CONC PAVER	0	100	0	0	636.00	SF	10.00	10.00	100	2006	2006	3	86	5,470	
4	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2006	2006	3	40	10,608	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	
7	0855	CONC PAVER	0	100	11	12	132.00	SF	10.00	10.00	100	2008	2008	3	88	1,162	
8	0462	ST/AL FNC	0	100	136	0	544.00	SF	10.00	10.00	100	2010	2010	3	56	3,046	
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 29,706

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 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