LOT 4
OYSTER BAY #5 PB 6/12

DANBECK ROBERT F & CHRISTINE B
96199 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5484-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

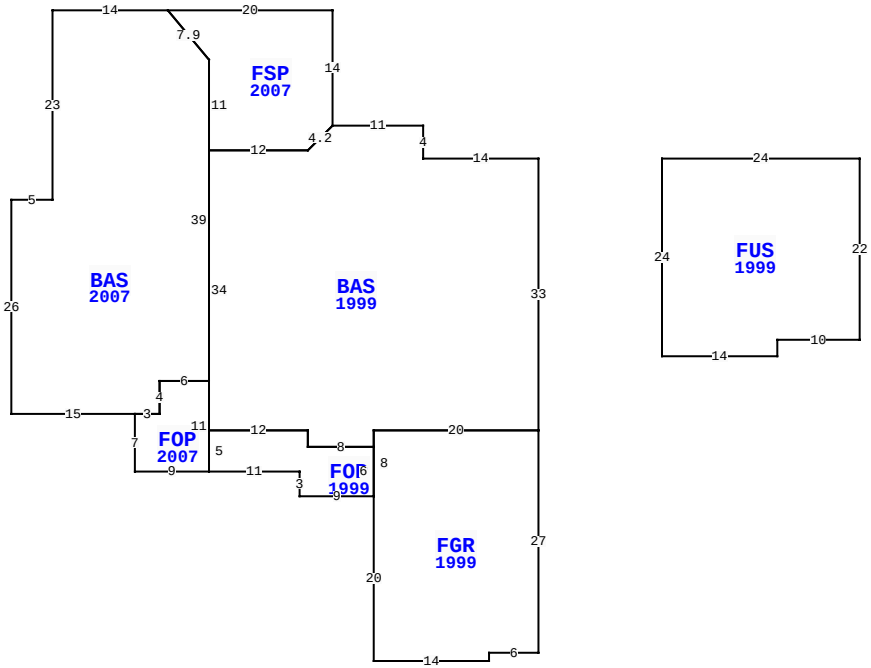
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,400	100	1999	1,400	233,387
BAS	1,022	100	2007	1,022	170,373
FGR	554	55	1999	305	50,845
FOP	111	30	1999	33	5,501
FOP	87	30	2007	26	4,334
FSP	266	40	2007	106	17,670
FUS	556	100	1999	556	92,688
TOTALS	3,996			3,448	574,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,448	114.3744	180.71	623,088	1999	2008	0	0	0	7.75	92.25

1 SFR CUST – 100% - 2022 Heated Area: 2978 HX Base Yr 2022



96199 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		574,799
TOTAL MARKET OB/XF VALUE		21,094
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		738,393
SOH/AGL Deduction		433,084
ASSESSED VALUE		305,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,587
TOTAL JUST VALUE		738,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007074	REPAIR/RRF	28,648	08/01/2020
M13073	MECH OTHER	0	06/01/2007
R10254	REPAIR/RRF	4,850	04/01/2007
B19718	ADDITION	83,820	04/01/2007
9905951	NEW CONSTR	95,047	06/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1679	3/21/2025	WD	Q	I	01	885,000
GRANTOR: MOELLER GEORGE ANDY J						
GRANTEE: DANBECK ROBERT F &						
2467/1659	6/04/2021	WD	Q	I	01	619,000
GRANTOR: PECK JESSE ALAN & CHR						
GRANTEE: MOELLER GEORGE ANDY						

BUILDING NOTES

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	1,999.00	SF	6.50	6.50	100	1999	1999	3	75	9,745	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
3	1126	CB/STC 8"	0	100	0	0	160.00	SF	8.00	8.00	100	1999	1999	3	75	960	
4	1126	CB/STC 8"	0	100	0	0	200.00	SF	8.00	8.00	100	2007	2007	3	87	1,392	
5	0855	CONC PAVER	0	100	0	0	154.00	SF	10.00	10.00	100	2008	2008	3	88	1,355	
6	0462	ST/AL FNC	0	100	156	0	624.00	SF	10.00	10.00	100	2013	2013	3	68	4,243	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	

BUILDING DIMENSIONS

BAS=[YR=1999] W14 N4 W11 FSP=[YR=2007] N14 W20
BAS=[YR=2007] W14 S23 W5 S26 E15 FOP=[YR=2007] S7 E9
FOP=[YR=1999] E11 S3 E9 FGR=[YR=1999] S20 E14 N1 E6 N27 W20
S8$ N6 W8 N2 W12 S5 $ N11 W6 S4 W3 $ E3 N4 E6 N39 L5 U6 $
D6 R5 S11 E12 U3 R3 $ D3 L3 W12 S34 E12 S2 E8 N2 E20 N33
$ PTR=E15 FUS=[YR=1999] E24 S22 W10 S2 W14 N24$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 21,094

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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