LOT 11
IN OR 2146/128
OYSTER BAY #5 PB 6/12

KING BRIAN DAVID & MANDI JANE
96071 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5484-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

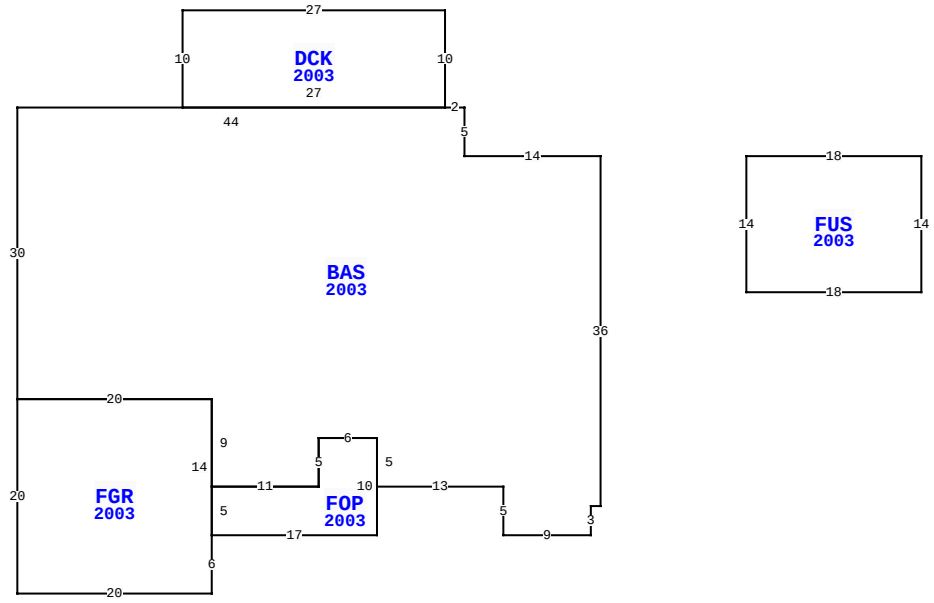
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2003	2,107	349,885
DCK	270	10	2003	27	4,484
FGR	400	55	2003	220	36,533
FOP	115	30	2003	34	5,646
FUS	252	100	2003	252	41,847
TOTALS	3,144			2,640	438,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,640	117.4320	185.54	489,826	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2018 Heated Area: 2359 HX Base Yr 2018



96071 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		438,394
TOTAL MARKET OB/XF VALUE		1,443
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		582,337
SOH/AGL Deduction		276,801
ASSESSED VALUE		305,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,814
TOTAL JUST VALUE		582,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209989	NEW CONSTR	161,419	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/0128	9/07/2017	WD	Q	I	01	360,000
GRANTOR: BEAUPRE JAMES & MAURE						
GRANTEE: KING BRIAN DAVID &						
1183/1255	10/24/2003	WD	Q	I		265,000
GRANTOR: AMELIA DEVELOPMENT CO						
GRANTEE: BEAUPRE JAMES & MAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 N5 W2 DCK=[YR=2003] N10 W27 S10 E27 $ W44 S30 FGR=[YR=2003] S20 E20 N6 FOP=[YR=2003] E17 N10 W6 S5 W11 S5 $ N14 W20 $ E20 S9 E11 N5 E6 S5 E13 S5 E9 N3 E1 N36 $ PTR= E15 FUS=[YR=2003] E18 S14 W18 N14 $ 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	0810	CONCRETE A	0	100	0	0	134.00	SF	6.50	6.50	100	2003	2003	3	82	714	
2	1076	TRELLIS A	0	100	27	10	270.00	SF	7.50	7.50	100	2005	2005	3	36	729	

LAND DESCRIPTION

TOTAL OB/XF 1,443

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