LOT 13
OYSTER BAY #5 PB 6/12

BECKER GARY W & PAMELA K
96248 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5484-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

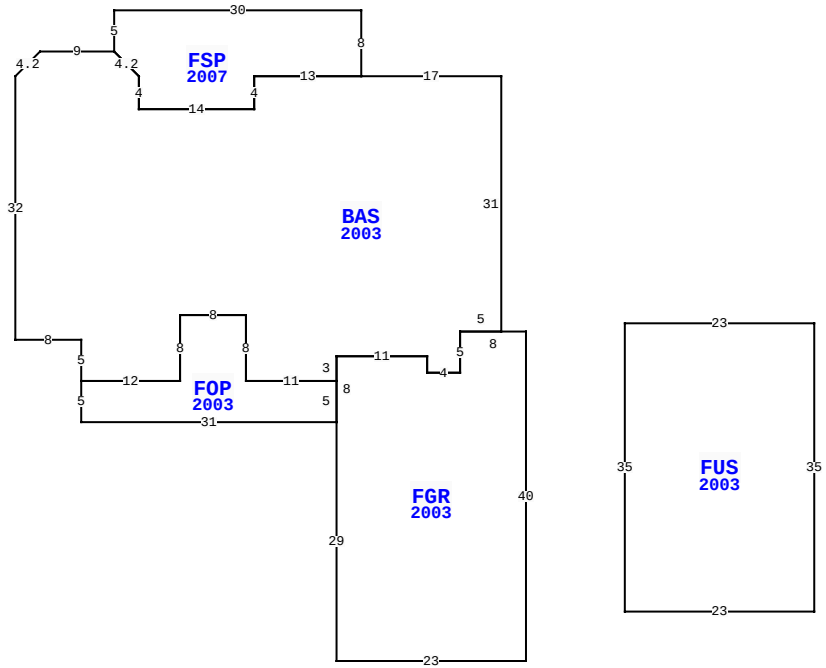
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,992	100	2003	1,992	323,928
FGR	867	55	2003	477	77,568
FOP	219	30	2003	66	10,733
FSP	292	40	2007	117	19,026
FUS	805	100	2003	805	130,905
TOTALS	4,175			3,457	562,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,457	113.4084	179.19	619,460	2003	2005	0	0	0	9.25	90.75

1 SFR CUST – 100% - 2022 Heated Area: 2797 HX Base Yr 2022



96248 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		562,160
TOTAL MARKET OB/XF VALUE		50,984
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		755,644
SOH/AGL Deduction		150,584
ASSESSED VALUE		605,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		554,338
TOTAL JUST VALUE		755,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101320	REPAIR/RRF	20,771	02/01/2021
B1327630	SWIM POOL	35,280	08/01/2013
B0209939	NEW CONSTR	193,078	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1239	10/18/2021	WD	Q	I	01	690,000
GRANTOR: HUTCHISON ROBERT S &						
GRANTEE: BECKER GARY W & PAM						
1044/0041	3/18/2002	WD	Q	V		48,000
GRANTOR: MURPHY LAWRENCE E & K						
GRANTEE: HUTCHISON ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FSP=[YR=2007] N8 W30 S5 D3 R3 S4 E14 N4 E13$ W13 S4 W14 N4 L3 U3 W9 D3 L3 S32 E8S5 FOP=[YR=2003] S5 E31 FGR=[YR=2003] S29 E23 N40 W8 S5W4 N2 W11 S8 $ N5 W11 N8 W8 S8W12 $ E12 N8 E8 S8 E11 N3 E11 S2 E4 N5 E5 N31 $ PTR= E15 S30 FUS=[YR=2003] E23 S35 W23 N35 $ W15 N30$.

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	2,346.00	SF	4.00	4.00	100	2003	2003	3	82	7,695	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0911	SCRN RM A	0	100	0	0	1,034.00	SF	17.50	17.50	100	2013	2013	3	55	9,952	
4	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2013	2013	3	68	24,970	
5	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00	10.00	100	2013	2013	3	93	5,357	

LAND DESCRIPTION

TOTAL OB/XF 50,984

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