

LOT 15
IN OR 1365/1789
OYSTER BAY #5 PB 6/12

DEONAS NICK D
96208 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034-6170

2025

46-3N-28-5484-0015-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
BAS	2,102	100
FGR	694	55
FOP	186	30
FSP	287	40
FUS	872	100
TOTALS	4,141	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,527	110.6595	174.84	616,661	2006	2009	0	0	7.50	92.50

1 SFR CUST - 100% - 2007

Heated Area: 2974

HX Base Yr 2007

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2974 square feet. The plan includes several rooms and areas, each labeled with a code and year (e.g., BAS 2006, FSP 2006, FUS 2006, FOP 2006, FGR 2006). Dimensions and area values are provided for each section. The plan shows a main living area (BAS 2006) with a fireplace (FSP 2006) and a fireplace (FUS 2006). There is also a fireplace (FOP 2006) and a fireplace (FGR 2006). The plan includes a kitchen (K 2006) and a bathroom (B 2006). The plan also shows a deck (D 2006) and a porch (P 2006). The plan is oriented with the main living area (BAS 2006) at the top and the kitchen (K 2006) at the bottom. The plan shows a central hallway (H 2006) connecting the various rooms. The plan also shows a central staircase (S 2006) leading to the upper and lower levels. The plan includes a central fireplace (F 2006) and a central fireplace (F 2006). 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