

LOT 17 IN OR 863/672
OYSTER BAY #5 PB 6/12

RICH CLINTON L & DEBORAH G
96174 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5484-0017-0000



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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	1,504	100	1999	1,504	238,390
FGR	418	55	1999	230	36,456
FOP	240	30	1999	72	11,413
FSP	208	40	2006	83	13,156
FUS	896	100	1999	896	142,019
STP	8	10	1999	1	159
STP	8	10	1999	1	159
UST	264	45	1999	119	18,862

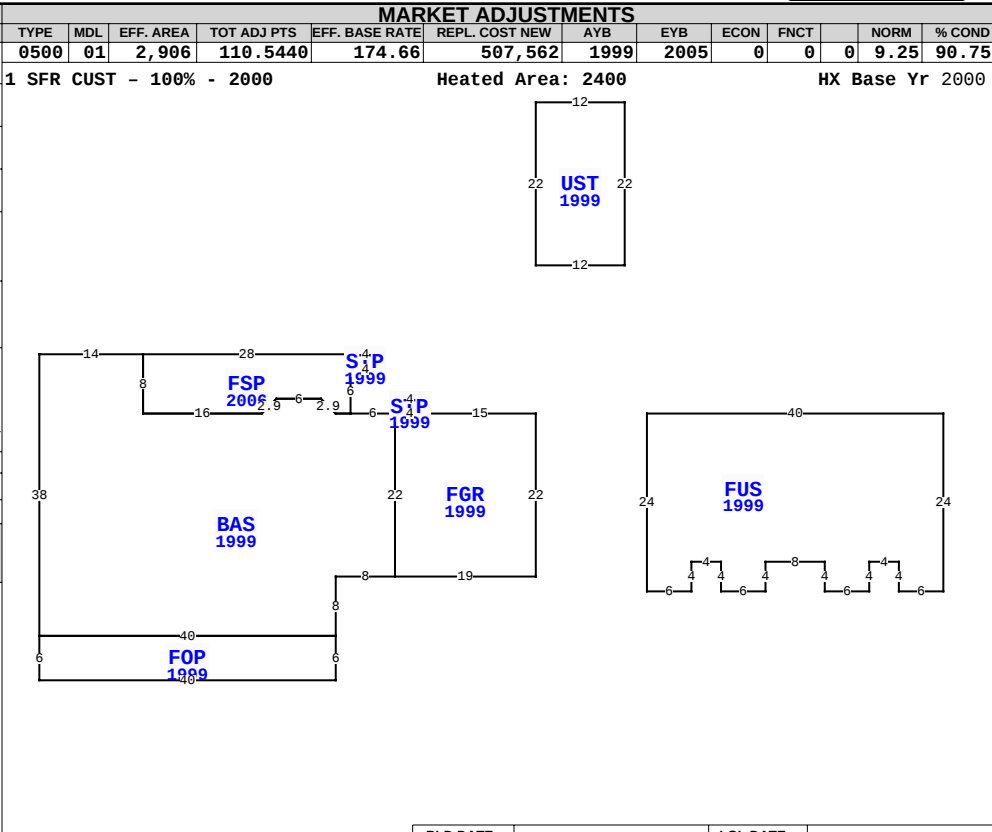
TOTALS 3,546 2,906 460,613

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	34 3	102.00	SF	6.50	6.50	100	1999	1999	3	75	497	
2	0810	CONCRETE A	0 100	70 12	840.00	SF	6.50	6.50	100	1999	1999	3	75	4,095	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
4	0600	SUMMER KIT	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	22	1,100	
5	0861	POOL GUNIT	0 100	30 15	450.00	SF	85.00	85.00	100	2003	2003	3	29	11,093	
6	0845	KOOL DECK	0 100	0 0	360.00	SF	7.25	7.25	100	2003	2003	3	82	2,140	
7	0855	CONC PAVER	0 100	0 0	442.00	SF	10.00	10.00	100	2004	2004	3	83	3,669	
8	0479	VF PICKET	0 100	0 0	120.00	LF	10.00	10.00	100	2003	2003	3	58	696	

LAND DESCRIPTION

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



96174 LIGHT WIND DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 26,125

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

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		460,613
TOTAL MARKET OB/XF VALUE		26,125
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		629,238
SOH/AGL Deduction		338,589
ASSESSED VALUE		290,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,927
TOTAL JUST VALUE		629,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802777	WINDOW/DOOR	2,066	04/01/2018
9905929	NEW CONSTR	111,946	04/01/1999

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0863/0672	1/19/1999	WD	Q	V		35,000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0863/0672	1/19/1999	WD	Q	V		35,000

GRANTOR: TREVETT CONSTRUCTION

GRANTEE: RICH CLINTON L & DE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING DIMENSIONS

FGR=[YR=1999] W15 STP=[YR=1999] N2 W4 S2 BAS=[YR=1999] W6
FSP=[YR=2006] N6 STP=[YR=1999] E4 N2 W4 S2\$ N2 W28 S8 E16
U2 R2 E6 D2 R2 E2\$ W2 U2 L2 W6 D2 L2 W16 N8 W14 S38
FOP=[YR=1999] S6 E40 N6 W40\$ E40 N8 E8 N22\$ E4\$ W4 S22E19
N22\$ PTR=E15 FUS=[YR=1999] E40 S24 W6 N4 W4 S4 W6 N4 W8 S4
W6N4 W4 S4 W6 N24\$ W15\$ PTR=N20 UST=[YR=1999] N22 E12 S22
W12\$ S20\$.