

LOT 18
IN OR 734 PG 365
OYSTER BAY #5 PB 6/12

TAYLOR THOMAS A & MARGARET N
96156 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5484-0018-0000



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 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	1,936	100	1996	1,936	307,114
FGR	528	55	1996	290	46,004
FOP	180	30	1996	54	8,566
FSP	152	40	2006	61	9,676
FUS	200	100	2018	200	31,727
TOTALS	2,996			2,541	403,086

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,541	112.4928	177.74	451,637	1996	2002	0	0	0	10.75	89.25

1 SFR CUST - 100% - 1997

Heated Area: 2136

HX Base Yr 1997

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2136 square feet. The plan includes several rooms, each labeled with its market value (FSP 2006, BAS 1996, FGR 1996, FOP 1996, FUS 2018) and dimensions. The overall lot dimensions are 30 by 20. The rooms and their dimensions are: FSP 2006 (8 by 11), BAS 1996 (14 by 11), FGR 1996 (17 by 24), FOP 1996 (6 by 30), and FUS 2018 (10 by 20). The diagram also shows a central hallway and a large living area (24 by 22) with a fireplace (FGR 1996). The overall lot dimensions are 30 by 20.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025

MLU