LOT 3
SEA WINDS PB 6/269

JRM TRUST/MAHONEY JACQUELINE R TRUSTEE
1181 NORTHWEST UPAS AVENUE
REDMOND, OR 97756

2026

00-00-30-0608-0003-0000

BUILDING CHARACTERISTICS

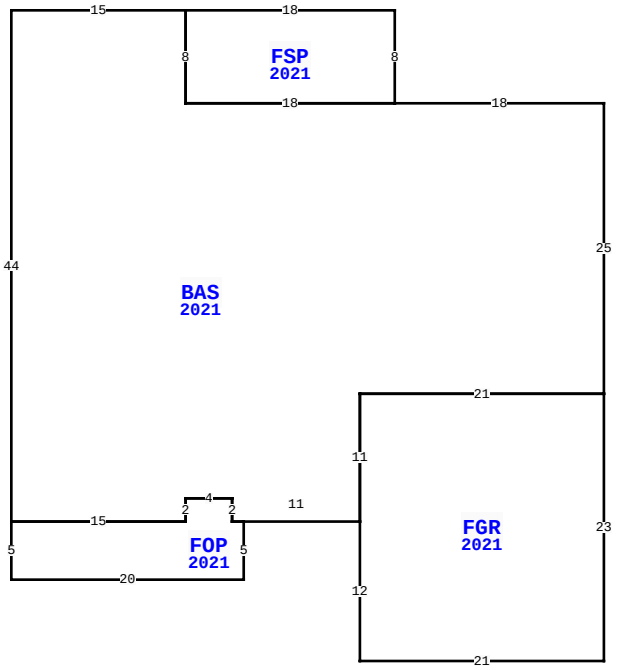
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	2021	1,717	268,502
FGR	483	55	2021	266	41,597
FOP	108	30	2021	32	5,004
FSP	144	40	2021	58	9,070
TOTALS	2,452			2,073	324,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,073	114.2190	158.76	329,109	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 2024 Heated Area: 1717 HX Base Yr



96042 SEA WINDS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	324,172
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	444,172
SOH/AGL Deduction	0
ASSESSED VALUE	444,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,172
TOTAL JUST VALUE	444,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20208034	NEW CONSTR	0	12/01/2021
20218034	CO ISSUED	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/214	8/28/2023	WD	Q	I	01	607,500
GRANTOR: PAUL MICHAEL & JENNIF						
GRANTEE: JRM TRUST						
2464/1008	5/24/2021	WD	Q	I	01	439,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: PAUL MICHAEL & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FSP=[YR=2021] N8 W18 S8 E18 $ W18 N8 W15 S44 FOP=[YR=2021] S5 E20 N5 W1 N2 W4 S2 W15 $ E15 N2 E4 S2 E11 FGR=[YR=2021] S12 E21 N23 W21 S11$ N11 E21 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS