LOT 4
SEA WINDS PB 6/269

ALDERSON JAMES/ALDERSON JIM
96054 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0608-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

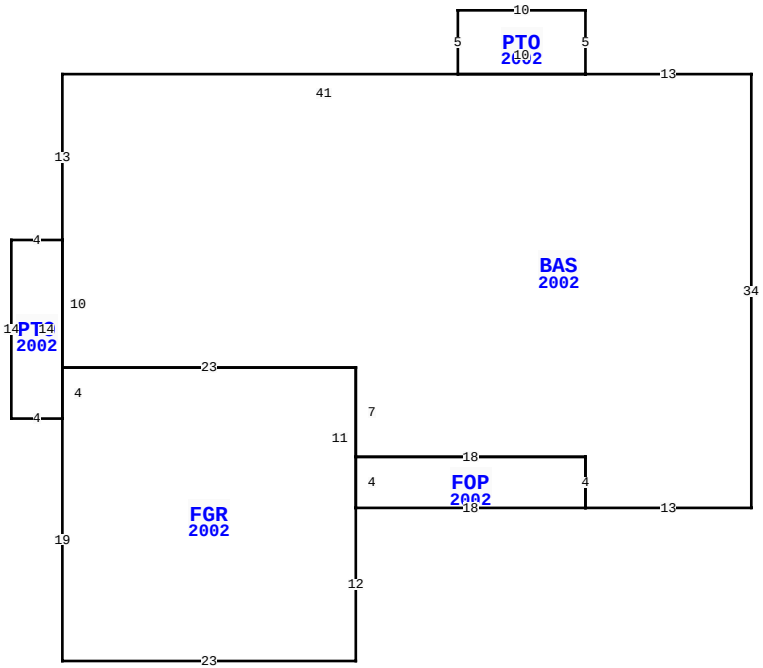
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2002	1,511	200,732
FGR	529	55	2002	291	38,658
FOP	72	30	2002	22	2,923
PTO	50	5	2002	2	266
PTO	56	5	2002	3	399
TOTALS	2,218			1,829	242,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,829	115.5000	160.54	293,628	2002	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2019 Heated Area: 1511 HX Base Yr 2019



96054 SEA WINDS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		242,977
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		362,977
SOH/AGL Deduction		132,064
ASSESSED VALUE		230,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,502
TOTAL JUST VALUE		362,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209297	NEW CONSTR	113,916	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/04/2018	CN	Q	I	02	249,900
GRANTOR: HENDRIX BENNY L II						
GRANTEE: ALDERSON JAMES & JI						
1387/0674	2/07/2006	QC	Q	I	01	100
GRANTOR: HENDRIX BENNY L & MEL						
GRANTEE: HENDRIX BENNY L II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 PTO=[YR=2002] N5 W10 S5 E10$ W41 S13
PTO=[YR=2002] W4 S14 E4 FGR=[YR=2002] S19 E23 N12
FOP=[YR=2002] E18 N4 W18 S4$ N11 W23 S4$ N14 $ S10 E23 S7
E18 S4 E13 N34$.

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	100		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