LOT 7
IN OR 1757/663
SEA WINDS PB 6/269

THOMAS MADELINE J LVG TRUST/THOMAS MADELINE J TRUS
96100 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034-8502

2026

00-00-30-0608-0007-0000

NASSAU COUNTY PROPERTY

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	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

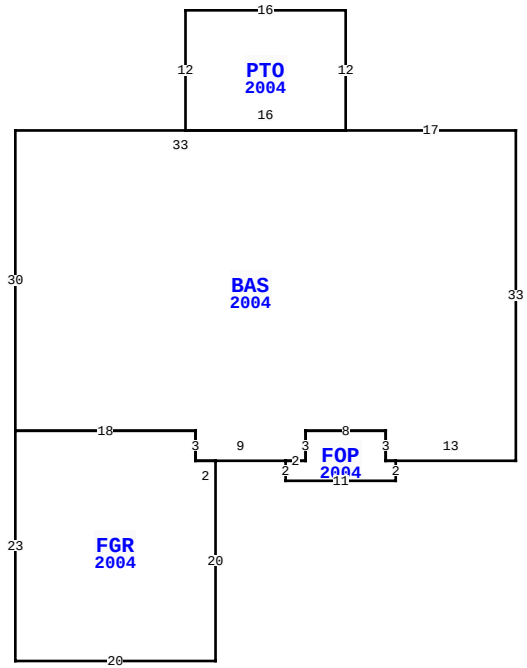
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	2004	1,572	231,216
FGR	454	55	2004	250	36,771
FOP	46	30	2004	14	2,059
PTO	192	5	2004	10	1,470
TOTALS	2,264			1,846	271,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,846	118.2300	164.34	303,372	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2005 Heated Area: 1572 HX Base Yr 2005



96100 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		271,518
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		391,518
SOH/AGL Deduction		210,354
ASSESSED VALUE		181,164
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		74,753
TOTAL JUST VALUE		391,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412131	NEW CONSTR	114,847	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1757/0663	9/22/2011	WD	U	I	11	100
GRANTOR: THOMAS MADELINE JENNE						
GRANTEE: THOMAS MADELINE JEN						
1236/0524	6/08/2004	WD	Q	I		170,900
GRANTOR: JAMES R HANNAH INC						
GRANTEE: THOMAS JEANETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N12 W16 S12 E16$ W33 S30 FGR=[YR=2004] S23 E20 N20 W2 N3 W18$ E18 S3 E9 FOP=[YR=2004] S2 E11 N2 W1 N3 W8 S3 W2$ E2 N3 E8 S3 E13 N33$.

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