LOT 10
IN OR 2016/1870
SEA WINDS PB 6/269

ROWE JENNIFER S
96138 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0608-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

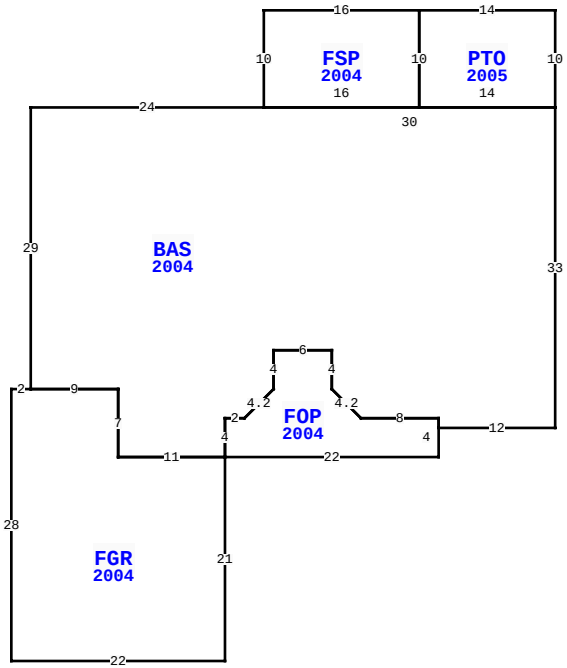
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,706	100	2004	1,706	248,742
FGR	539	55	2004	296	43,158
FOP	139	30	2004	42	6,124
FSP	160	40	2004	64	9,331
PTO	140	5	2005	7	1,020
TOTALS	2,684			2,115	308,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,115	117.2031	162.91	344,555	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 1706 HX Base Yr



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

96138 SEA WINDS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	308,377
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	428,377
SOH/AGL Deduction	14,770
ASSESSED VALUE	413,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,607
TOTAL JUST VALUE	428,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311788	NEW CONSTR	140,000	10/01/2003
R035485	REPAIR/RRF	4,000	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/1870	11/12/2015	QC	U	I	11	100
GRANTOR: ROWE BRIAN O & DAWN E						
GRANTEE: ROWE JENNIFER S						
1224/1096	4/22/2004	WD	Q	I		175,600
GRANTOR: FOUR SEASONS HOMEBUIL						
GRANTEE: ROWE BRIAN O & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W14 FSP=[YR=2004] W16 S10 BAS=[YR=2004] W24 S29 FGR=[YR=2004] W2 S28 E22 N21 W11 N7 W9$ E9 S7 E11 FOP=[YR=2004] E22 N4 W8 U3 L3 N4W6 S4 L3 D3 W2 S4$ N4 E2 U3 R3 N4 E6 S4 R3 D3 E8 S1 E12 N33 W30$ E16 N10$ S10 E14 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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