

LOT 11
IN OR 1987/229
SEA WINDS PB 6/269

MCRANNOLDS JAMES A & DONNA L
96148 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0608-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	1,702	100	2003	1,702	230,301
FGR	464	55	2003	255	34,505
FOP	30	30	2003	9	1,217
FSP	228	40	2004	91	12,314
TOTALS	2,424			2,057	278,337

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
5	1242	WD DECK A	0	100	0	292.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,057	109.0740	151.61	311,862	2003	2003	0	0	0	10.75	89.25	
1 SNGL FAM 100% - 2016 Heated Area: 1702 HX Base Yr 2016													
96148 SEA WINDS DR, FERNANDINA BEACH													
BLD DATE 03/03/2023 NW LGL DATE 04/24/2026 MLU													
XF DATE AG DATE													
INC DATE													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					278,337				
TOTAL MARKET OB/XF VALUE					43,113				
TOTAL LAND VALUE - MARKET					120,000				
TOTAL MARKET VALUE					441,450				
SOH/AGL Deduction					187,060				
ASSESSED VALUE					254,390				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					202,979				
TOTAL JUST VALUE					441,450				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					450,060				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516151	SWIM POOL	26,890	01/01/2005
B0311065	NEW CONSTR	127,845	04/01/2003
R034996	REPAIR/RRF	2,000	04/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1987/0229	6/19/2015	WD	Q	I	01	258,900			
GRANTOR: SFA PROPERTIES LLC									
GRANTEE: MCRANNOLDS JAMES A									
1953/1753	12/08/2014	QC	U	I	11	100			
GRANTOR: KHATTAK AHMAD FAROUQU									
GRANTEE: SFA PROPERTIES LLC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W10 FSP=[YR=2004] N12 W19 S12 E19\$ W40 S42 E14 N6 E11 FOP=[YR=2003] E5 FGR=[YR=2003] S15 E20 N21 W7 N4 W11 S4 W2 S6\$ N6 W5 S6\$ N6 E7 N4 E11 S4 E7 N8 E2 N6 W2 N16\$.									