LOT 12
IN OR 1198/532
SEA WINDS PB 6/269

ROBERTS GERALD R & MARILYN J
96162 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0608-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

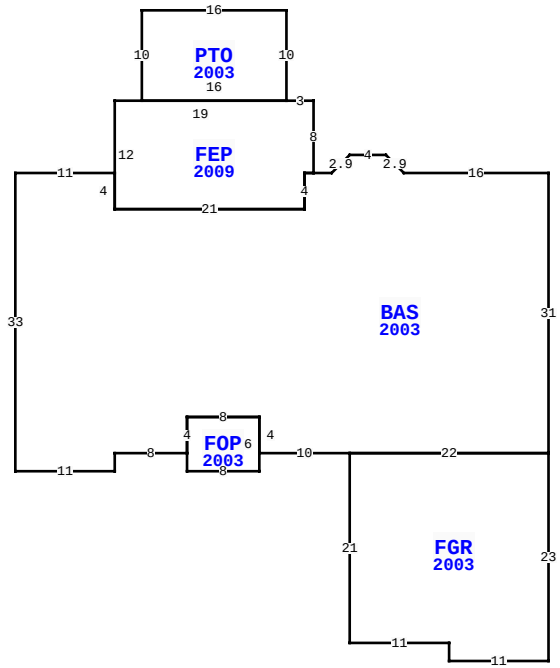
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,747	100	2003	1,747	249,068
FEP	260	80	2009	208	29,655
FGR	484	55	2003	266	37,924
FOP	48	30	2003	14	1,996
PTO	160	5	2003	8	1,141
TOTALS	2,699			2,243	319,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	115.2480	160.19	359,306	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2004 Heated Area: 1747 HX Base Yr 2004



96162 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		319,782
TOTAL MARKET OB/XF VALUE		682
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		440,464
SOH/AGL Deduction		236,923
ASSESSED VALUE		203,541
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,130
TOTAL JUST VALUE		440,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310714	NEW CONSTR	135,028	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/0532	12/30/2003	WD	Q	I		201,100
GRANTOR: JAMES R HANNAH INC						
GRANTEE: ROBERTS GERALD R &						
1095/0848	11/19/2002	WD	U	V	19	34,000
GRANTOR: AMELIA ISLAND LAND DE						
GRANTEE: JAMES R HANNAH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 U2 L2 W4 D2 L2 W2 FEP=[YR=2009] N8 W3 PTO=[YR=2003] N10 W16 S10 E16$ W19 S12 E21 N4 E1$ W1 S4 W21 N4 W11 S33 E11 N2 E8 FOP=[YR=2003] S2 E8 N6 W8 S4$ N4 E8 S4 E10 FGR=[YR=2003] S21 E11 S2 E11 N23 W22$ E22 N31$.

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
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2004	2004	3	20	682	

LAND DESCRIPTION

TOTAL OB/XF 682

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