LOT 21
IN OR 1429/522
SEA WINDS PB 6/269

TOME MAANI E
96177 SEA WINDS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0608-0021-0000

BUILDING CHARACTERISTICS

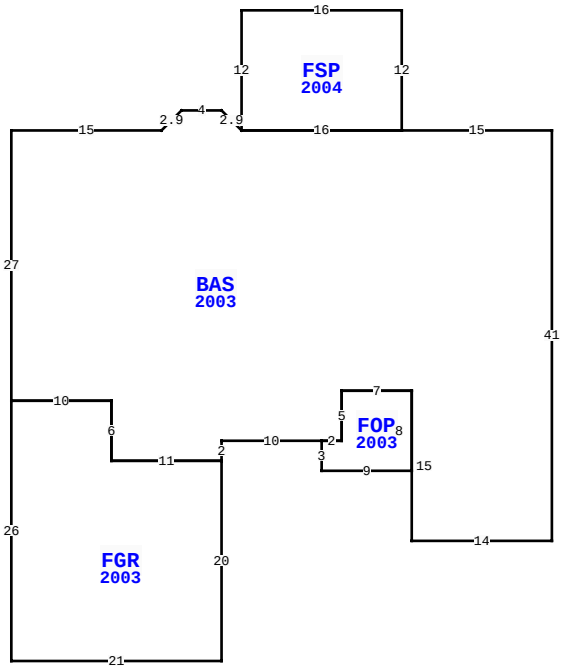
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,773	100	2003	1,773	257,067
FGR	480	55	2003	264	38,277
FOP	62	30	2003	19	2,755
FSP	192	40	2004	77	11,164
TOTALS	2,507			2,133	309,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	117.2031	162.91	347,487	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2007 Heated Area: 1773 HX Base Yr 2007



96177 SEA WINDS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		309,263
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		429,263
SOH/AGL Deduction		231,956
ASSESSED VALUE		197,307
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		90,896
TOTAL JUST VALUE		429,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412412	ADDITION	5,400	03/01/2004
B0310769	NEW CONSTR	0	02/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/0522	7/19/2006	WD	Q	I		314,000
GRANTOR: OSBORNE WILLIAM K & N						
GRANTEE: MREICH IBRAHIM & MA						
1305/1334	3/30/2005	WD	Q	I		255,000
GRANTOR: RICHESSON EDWARD R &						
GRANTEE: OSBORNE WILLIAM K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FSP=[YR=2004] N12 W16 S12 E16 $ W16 U2 L2 W4 D2 L2 W15 S27FGR=[YR=2003] S26 E21 N20 W11 N6 W10 $ E10 S6 E11 N2 E10 FOP=[YR=2003] S3 E9 N8 W7 S5 W2$ E2 N5 E7 S15 E14 N41$.

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	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