

**COLSON FAYE B L/E/
96037 SEA WINDS DRIVE
FERNANDINA BEACH, FL 32034**

00-00-30-0608-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	16	WD FR STUC 100	0900	MDL	01	2,119	TOT ADJ PTS	117.6000	EFF. BASE RATE	163.46	REPL. COST NEW	346,372	AYB	2002	EYB	2002	ECON	FNCT	0	NORM	0	11.50	% COND	88.50				
Exterior Wall	03	GABLE/HIP 100	1	SNGL FAM	100%	-	2007	Heated Area: 1743										HX Base Yr 2007											
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 60																											
Interior Floor	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	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	1,743	100	2002	1,743	252,146																								
FGR	484	55	2002	266	38,480																								
FOP	48	30	2002	14	2,025																								
FOP	88	30	2002	26	3,761																								
FSP	154	40	2007	62	8,969																								
PTO	154	5	2007	8	1,158																								
TOTALS		2,671		2,119	306,539																								
EXTRA FEATURES		96037 SEA WINDS DR, FERNANDINA BEACH																											
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													
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	20	600														
LAND DESCRIPTION		TOTAL OB/XF		600																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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														