



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	30	VINYL 100	0500	01	2,154	119.7756	198.83	428,280	1994	1994	0	0	0	15.00	85.00	STANDARD												
Roof Structure	08	IRREGULAR 100	1 SFR CUST 0% - 2025													Heated Area: 1976												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floor	12	HARDWOOD 70																										
Interior Floor	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Bathrooms Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality																04	Quality Level 04											
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA		04																						
NEIGHBORHOOD/LOC			4024.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	440	100	1994	440	74,362																							
BAS	972	100	1994	972	164,274																							
FOP	272	30	1994	82	13,858																							
FSP	240	40	1994	96	16,225																							
FUS	564	100	1994	564	95,319																							
TOTALS			2,488			2,154	364,038																					
EXTRA FEATURES			96356 LIGHT WIND 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											
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520												
4	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1998	1998	3	20	256												
																		</										



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	616	100
	1997	616
UUS	224	50
	1997	112
		12,157
		2,211
TOTALS	840	728
		14,367

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	101.2000	39.47	28,734	1997	1997	0	0	0	50.00	50.00
2 GARAGE RES 0% - 2025 Heated Area: 616 HX Base Yr												
28 22 28 22 BAS 1997 28 8 28 8 UUS 1997												

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