

LOT 1
IN OR 1989/344
OYSTER BAY #5 PB 6/12

VATTER DOUGLAS F & MARGARET L
96249 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,237	100	2001	2,237	343,572
FEP	250	80	2001	200	30,717
FGR	683	55	2001	376	57,749
FOP	234	30	2001	70	10,751
FST	42	55	2001	23	3,533
FST	52	55	2001	29	4,454
FUS	390	100	2001	390	59,899
PTO	538	5	2001	27	4,147

TOTALS 4,426 3,352 514,821

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
3	0911	SCRN RM A	0 100	0 0	538.00	SF	18.00	18.00	100	2018	2018	3	74	7,166	

LAND DESCRIPTION

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,352	112.8288	187.30	627,830	2001	2001	0	0	0 18.00	82.00

1 SFR CUST 100% - 2018

Heated Area: 2627

HX Base Yr 2018

Floor plan diagram showing various rooms and their market values (Year 2001):

- PTO 2001 (Top Left)
- FEP 2001 (Top Right)
- BAS 2001 (Center)
- FOP 2001 (Bottom Left)
- FST 2001 (Bottom Center)
- FUS 2001 (Far Right)
- FGR 2001 (Bottom Right)

Dimensions are provided for each room and the overall lot.

96249 LIGHT WIND DR, FERNANDINA BEACH

BLD DATE 04/24/2026 MLU

XF DATE

INC DATE

AG DATE

OB/XF MKT VALUE

NOTES

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		514,821
TOTAL MARKET OB/XF VALUE		7,166
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		686,987
SOH/AGL Deduction		277,151
ASSESSED VALUE		409,836
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,425
TOTAL JUST VALUE		686,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809196	SCRN ENCLSR	13,623	09/10/2018
007369	NEW CONSTR	132,263	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0344	6/24/2015	WD	Q	I	01	439,000

GRANTOR: WILLIAMSON LINDA R

GRANTEE: VATTER DOUGLAS F &

1441/0926 9/01/2006 WD Q I 01 100

GRANTOR: WILLIAMSON JERRY L

GRANTEE: WILLIAMSON LINDA R

BUILDING NOTES

Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS