

LOT 4
OYSTER BAY #5 PB 6/12

DANBECK ROBERT F & CHRISTINE B
96199 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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
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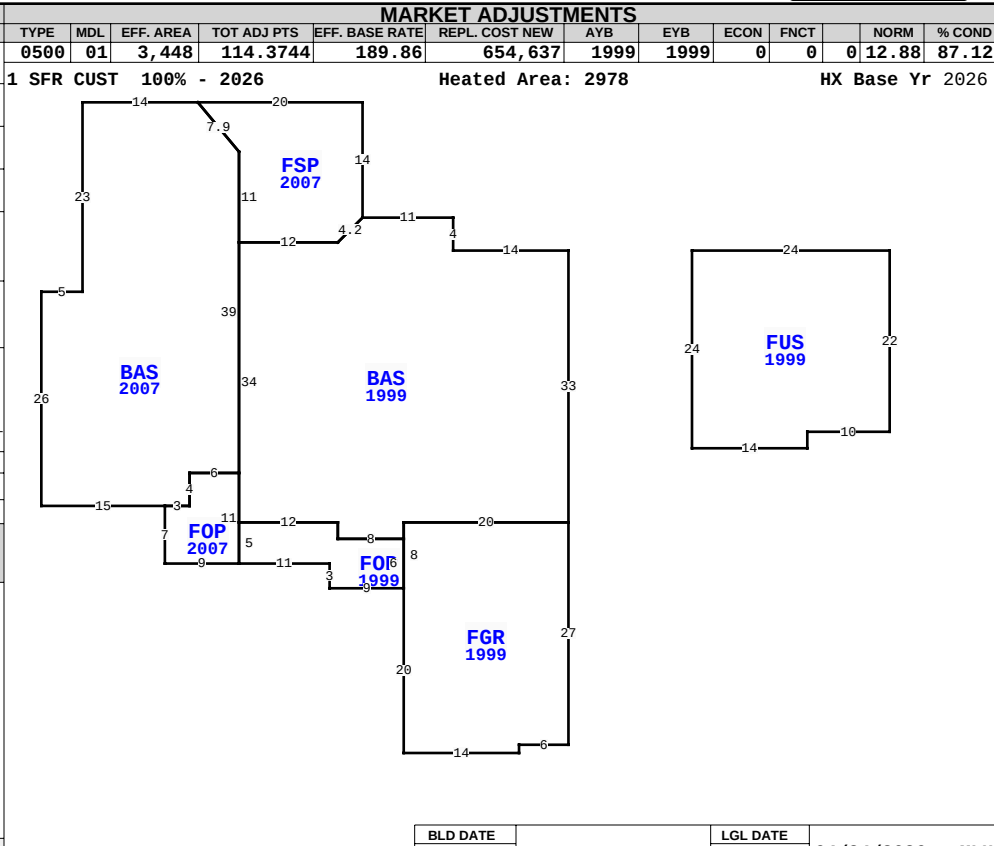
NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1999	1,400	231,568
BAS	1,022	100	2007	1,022	169,045
FGR	554	55	1999	305	50,449
FOP	111	30	1999	33	5,458
FOP	87	30	2007	26	4,300
FSP	266	40	2007	106	17,533
FUS	556	100	1999	556	91,966
TOTALS	3,996			3,448	570,320

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2007	2007	3	89	3,115	
3	1126	CB/STC 8"	0	100	0	0		160.00	SF 8.00	100	1999	1999	3	73	934	
4	1126	CB/STC 8"	0	100	0	0		200.00	SF 8.00	100	2007	2007	3	86	1,376	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



96199 LIGHT WIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																5,425
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
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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			570,320	
TOTAL MARKET OB/XF VALUE			5,425	
TOTAL LAND VALUE - MARKET			165,000	
TOTAL MARKET VALUE			740,745	
SOH/AGL Deduction			240,150	
ASSESSED VALUE			500,595	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			449,184	
TOTAL JUST VALUE			740,745	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			738,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007074	REPAIR/RRF	28,648	08/01/2020
M13073	MECH OTHER	0	06/01/2007
R10254	REPAIR/RRF	4,850	04/01/2007
B19718	ADDITION	83,820	04/01/2007
9905951	NEW CONSTR	95,047	06/22/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2775/1679	3/21/2025	WD Q	I	01	
GRANTOR: MOELLER GEORGE ANDY J					
GRANTEE: DANBECK ROBERT F &					
2467/1659	6/04/2021	WD Q	I	01	
GRANTOR: PECK JESSE ALAN & CHR					
GRANTEE: MOELLER GEORGE ANDY					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1999] W14 N4 W11 FSP=[YR=2007] N14 W20		
BAS=[YR=2007] W14 S23 W5 S26 E15 FOP=[YR=2007] S7 E9		
FOP=[YR=1999] E11 S3 E9 FGR=[YR=1999] S20 E14 N1 E6 N27 W20		
S8\$ N6 W8 N2 W12 S5 \$ N11 W6 S4 W3 \$ E3 N4 E6 N39 L5 U6 \$		
D6 R5 S11 E12 U3 R3 \$ D3 L3 W12 S34 E12 S2 E8 N2 E20 N33		
\$ PTR=E15 FUS=[YR=1999] E24 S22 W10 S2 W14 N24\$ W15\$.		