

STEPHENS DEBRA L
96175 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

46-3N-28-5484-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 80
Exterior Wall12CEDAR 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
 2. 100
 0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	178	15	2001	27	4,208
BAS	1,450	100	2001	1,450	225,995
FGR	420	55	2001	231	36,003
FOP	210	30	2001	63	9,819
FSP	170	40	2001	68	10,598
FUS	1,198	100	2001	1,198	186,719

TOTALS	3,626			3,037	473,341
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEVECONFNCTNORM% COND

0500013,037106.4532176.71536,668200120010011.8088.20

1 SFR CUST 100% - 2008 Heated Area: 2648 HX Base Yr 2008

Diagram showing building footprints BAS 2001, FSP 2001, BAL 2001, FGR 2001, FOP 2001, and FUS 2001.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE473,341
TOTAL MARKET OB/XF VALUE2,905
TOTAL LAND VALUE - MARKET165,000
TOTAL MARKET VALUE641,246
SOH/AGL Deduction312,338
ASSESSED VALUE328,908
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE277,497
TOTAL JUST VALUE641,246
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE622,105

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / URSN CDV I SALE PRICE

1513/02377/18/2007WDQI230,000

GRANTOR:BELL RANDALL A & C AN
GRANTEE:STEPHENS DEBRA L
0976/07703/16/2001WDQI230,000
GRANTOR:AMELIA DEVELOPMENT CO
GRANTEE:BELL RANDALL A & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W36 FSP=[YR=2001] W14 S15 E6 N5 E8 N10\$ S10 W8
S5 W6 S29 FOP=[YR=2001] S7 E30 N7 W30\$ E30 N8 FGR=[YR=2001]
E20 N21 W20 S21 \$ N21 E20 N15 \$ PTR= E15 N20 BAL=[YR=2001]
E15 S10 FUS=[YR=2001] E8 S16 E19 S24W8 S5 W6 N5 W23 N36 E2
N4 E8\$ W8S4 W7 N14\$ S20 W15 \$.

LAND DESCRIPTION TOTAL OB/XF2,905

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONTDEPTHTOT LND UTSMUNIT TDPHT FACT% CONDTOT ADJ UNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

1 000134CRES POND100PUD0.000.001.00LT1.001.001.00165,000.00165,000.00165,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 165,000Market: 0Agricultural: 0Common: 165,000PRINTED 07/09/2026 BY SYS