LOT 9
OYSTER BAY #5 PB 6/12

SOLOMON GARY & AGATHA
96107 LIGHTWIND DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0009-0000

BUILDING CHARACTERISTICS

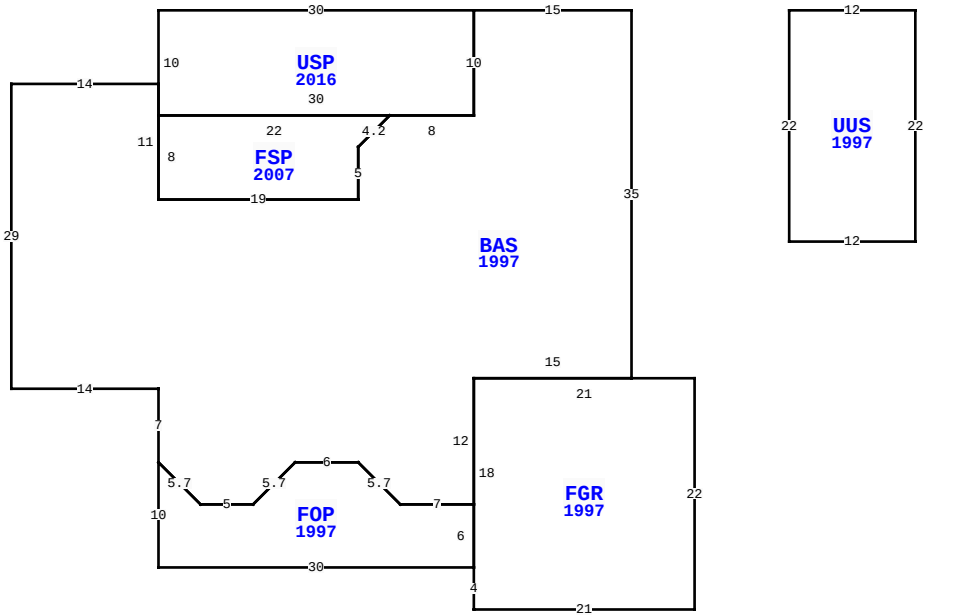
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,837	100	1997	1,837	301,767
FGR	462	55	1997	254	41,725
FOP	228	30	1997	68	11,170
FSP	157	40	2007	63	10,349
USP	300	30	2016	90	14,784
UUS	264	50	1997	132	21,684
TOTALS	3,248			2,444	401,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,444	114.7335	190.46	465,484	1997	1997	0	0	0	13.75	86.25

1 SFR CUST 100% - 2026 Heated Area: 1837 HX Base Yr 2026



96107 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,480
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		566,480
SOH/AGL Deduction		0
ASSESSED VALUE		566,480
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		515,069
TOTAL JUST VALUE		566,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2053947	REPAIR/RRF	17,500	07/01/2020
B1632147	SCRNROOM	6,696	04/01/2016
963446	NEW CONSTR	76,275	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0171	4/28/2022	WD	Q	I	01	640,000
GRANTOR: LOGSDON JAMES R & JAN						
GRANTEE: SOLOMON GARY & AGAT						
2010/1873	10/23/2015	WD	Q	I	01	320,000
GRANTOR: MILLER LORRAINE S						
GRANTEE: LOGSDON JAMES R & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 USP=[YR=2016] W30 S10 FSP=[YR=2007] S8 E19 N5 U3 R3 W22 $ E30 N10$ S10 W8 D3 L3 S5 W19 N11 W14 S29 E14 S7 FOP=[YR=1997] S10 E30 FGR=[YR=1997] S4 E21 N22 W21 S18$ N6 W7 U4 L4 W6 D4 L4 W5 U4 L4 $ R4 D4 E5 U4 R4 E6 R4 D4 E7 N12 E15 N35$ PTR=E15 UUS=[YR=1997] E12 S22 W12 N22$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS