

KING BRIAN DAVID & MANDI JANE
96071 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5484-0011-0000



BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	16	WD FR STUC 100							
Roof Structur	08	IRREGULAR 100							
Roof Cover	03	COMP SHNGL 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	11	CLAY TILE 50							
Interior Floo	14	CARPET 50							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		3 100							
Bathrooms		2.5 100							
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	2,107	100	2003	2,107	365,558				
DCK	270	10	2003	27	4,684				
FGR	400	55	2003	220	38,169				
FOP	115	30	2003	34	5,899				
FUS	252	100	2003	252	43,721				
TOTALS		3,144		2,640	458,031				

96071 LIGHT WIND DR, FERNANDINA BEACH										BLD DATE				LGL DATE		04/24/2026		MLU	
										XF DATE				LAND DATE					
										INC DATE				AG DATE					

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	1076	TRELLIS A	0	100	27	10		270.00	SF 7.50	100	2005	2005	3	85	1,721	