



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	1,992	100	2003	1,992	334,700
FGR	867	55	2003	477	80,147
FOP	219	30	2003	66	11,089
FSP	292	40	2007	117	19,658
FUS	805	100	2003	805	135,257
TOTALS	4,175			3,457	580,852

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	0	0	1,034.00	SF	18.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,457	113.4084	188.26	650,815	2003	2003	0	0	10.75	89.25	
1 SFR CUST 100% - 2022 Heated Area: 2797 HX Base Yr 2022												
96248 LIGHT WIND DR, FERNANDINA BEACH												

TOTAL OB/XF 57,281												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
3	0911	SCRN RM A	0	100	0	0	1,034.00	SF	18.00	18.00	100	2013
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013

TOTAL OB/XF 57,281												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 4
VALUATION BY												STANDARD
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE												580,852
TOTAL MARKET OB/XF VALUE												57,281
TOTAL LAND VALUE - MARKET												165,000
TOTAL MARKET VALUE												803,133
SOH/AGL Deduction												181,736
ASSESSED VALUE												621,397
TOTAL EXEMPTION VALUE HX HB												51,411
BASE TAXABLE VALUE												569,986
TOTAL JUST VALUE												803,133
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												755,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101320	REPAIR/RRF	20,771	02/01/2021
B1327630	SWIM POOL	35,280	08/01/2013
B0209939	NEW CONSTR	193,078	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2506/1239	10/18/2021	WD	Q	I	01	690,000	
GRANTOR:HUTCHISON ROBERT S &							
GRANTEE:BECKER GARY W & PAM							
1044/0041	3/18/2002	WD	Q	V		48,000	
GRANTOR:MURPHY LAWRENCE E & K							
GRANTEE:HUTCHISON ROBERT S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W17 FSP=[YR=2007] N8 W30 S5 D3 R3 S4 E14 N4 E13\$ W13 S4 W14 N4 L3 U3 W9 D3 L3 S32 E8S5 FOP=[YR=2003] S5 E31 FGR=[YR=2003] S29 E23 N40 W8 S5W4 N2 W11 S8 \$ N5 W11 N8 W8 S8W12 \$ E12 N8 E8 S8 E11 N3 E11 S2 E4 N5 E5 N31 \$ PTR=E15 S30 FUS=[YR=2003] E23 S35 W23 N35 \$ W15 N30\$.									