LOT 14
OYSTER BAY #5 PB 6/12

HAAS ROBERT A & EMILY S
96224 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0014-0000

BUILDING CHARACTERISTICS

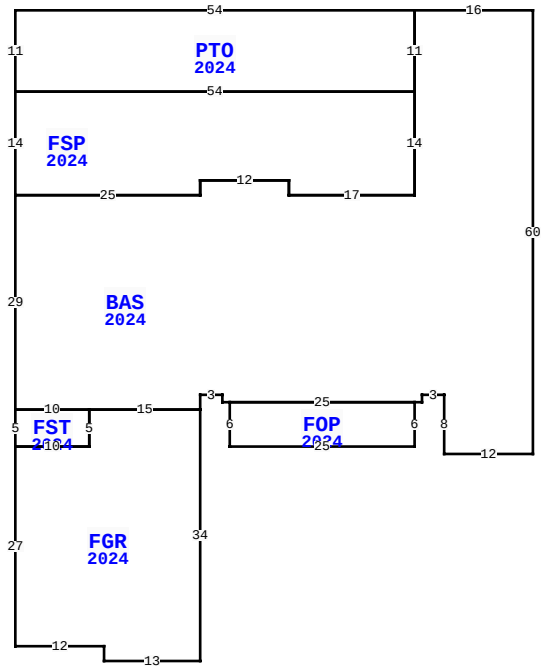
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,487	100	2024	2,487	568,185
FGR	776	55	2024	427	97,553
FOP	150	30	2024	45	10,280
FSP	732	40	2024	293	66,940
FST	50	55	2024	28	6,397
PTO	594	5	2024	30	6,854
TOTALS	4,789			3,310	756,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,310	138.3202	229.61	760,009	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2487 HX Base Yr 2024



96224 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		756,209
TOTAL MARKET OB/XF VALUE		4,950
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		926,159
SOH/AGL Deduction		30,589
ASSESSED VALUE		895,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		844,159
TOTAL JUST VALUE		926,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		886,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/16/2023
23003137	NEW CONSTR	497,971	03/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1359	3/12/2021	WD	Q	V	01	103,900
GRANTOR: DEONAS JANET E						
GRANTEE: HAAS ROBERT A & EMI						
2269/0834	4/18/2019	WD	U	V	37	82,600
GRANTOR: RUGGAARD KNUTE R & ST						
GRANTEE: DEONAS JANET E						

BUILDING NOTES

EXTRA FEATURES

LN	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
1	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,0] W16 S11 S14 W17 N2 W12 S2 W25 S29 E10 E15 N2 E3 S1 E1 E25 E1 N1 E3 S8 E12 N60 $
FSP=[YR=2024;ORIG=20,11] S14 E25 N2 E12 S2 E17 N14 W54 $
PTO=[YR=2024;ORIG=20,0] E54 S11 W54 N11 $
FOP=[YR=2024;ORIG=49,53] E25 S6 W25 N6 $
FST=[YR=2024;ORIG=20,54] E10 S5 W10 N5 $
FGR=[YR=2024;ORIG=20,59] E10 N5 E15 S34 W13 N2 W12 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,950

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/04/2024 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS