LOT 15
OYSTER BAY #5 PB 6/12

DEONAS FAMILY TRUST/DEONAS NICK DEMETRIOS TRUSTEE
96208 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034-6170

2026

46-3N-28-5484-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

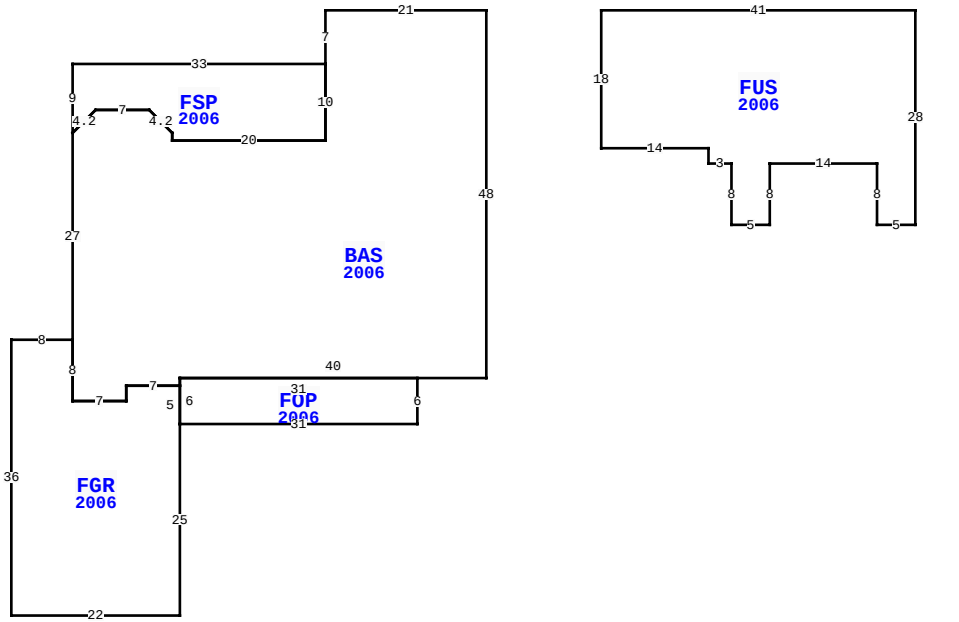
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2006	2,102	349,435
FGR	694	55	2006	382	63,504
FOP	186	30	2006	56	9,310
FSP	287	40	2006	115	19,117
FUS	872	100	2006	872	144,961
TOTALS	4,141			3,527	586,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,527	110.6595	183.69	647,875	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 100% - 2007 Heated Area: 2974 HX Base Yr 2007



96208 LIGHT WIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		586,327
TOTAL MARKET OB/XF VALUE		54,144
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		805,471
SOH/AGL Deduction		408,775
ASSESSED VALUE		396,696
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		340,285
TOTAL JUST VALUE		805,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006556	REPAIR/RRF	0	08/01/2020
M10516	MECH OTHER	0	10/01/2005
B051699	SCRN RM	5,358	09/01/2005
P09975	OTHER	0	09/01/2005
C15566	CO ISSUED	221,467	07/01/2005
E15318	ELEC OTHER	2,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2841/696	1/15/2026	WD	U	I	11	100
GRANTOR: DEONAS NICK DEMETRIOS						
GRANTEE: DEONAS FAMILY TRUST						
1365/1789	11/09/2005	WD	Q	V	06	30,000
GRANTOR: DEONAS DEMETRIOS N						
GRANTEE: DEONAS NICK D & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S7 FSP=[YR=2006] W33 S9 U3 R3 E7 D3 R3 S1 E20 N10 $ S10 W20 N1 U3 L3 W7 D3 L3 S27 FGR=[YR=2006] W8 S36 E22 N25 FOP=[YR=2006] E31 N6 W31 S6$ N5 W7 S2 W7 N8$S8 E7 N2 E7 N1 E40 N48$ PTR=E15 FUS=[YR=2006] E41 S28 W5 N8 W14 S8 W5 N8 W3 N2 W14 N18$ W15$.

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
4	0911	SCRN RM A	0	100	0	0	794.00	SF	18.00	18.00	100	2006	2006	3	22	3,144	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 54,144

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