LOT 16
OYSTER BAY #5 PB 6/12

EDWARDS RUSSELL & STEPHANIE
96194 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

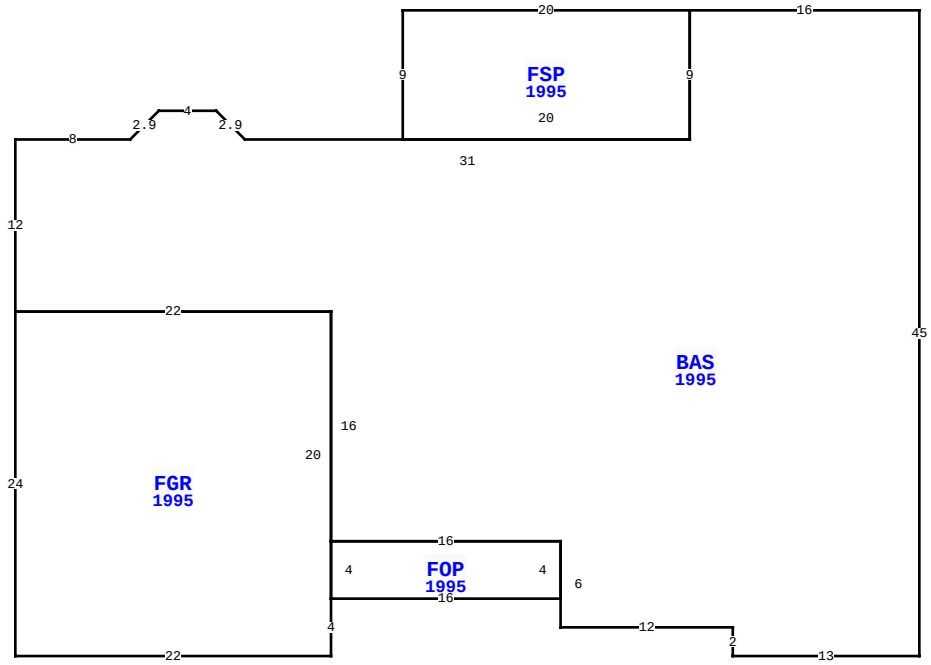
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,744	100	1995	1,744	278,609
FGR	528	55	1995	290	46,328
FOP	64	30	1995	19	3,035
FSP	180	40	1995	72	11,502
TOTALS	2,516			2,125	339,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,125	113.1900	187.90	399,288	1995	1995	0	0	0	14.98	85.02

1 SFR CUST 0% - 0 Heated Area: 1744 HX Base Yr



96194 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	339,475
TOTAL MARKET OB/XF VALUE	2,590
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	507,065
SOH/AGL Deduction	69,472
ASSESSED VALUE	437,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,593
TOTAL JUST VALUE	507,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2868/40	5/12/2026	WD	Q	I	01	600,000
GRANTOR: LUSK STACYE						
GRANTEE: EDWARDS RUSSELL & S						
1014/0515	10/18/2001	WD	Q	I		175,000
GRANTOR: ECKLOF JAMES W JR & S						
GRANTEE: LUSK STACYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 FSP=[YR=1995] W20 S9 E20 N9$ S9 W31 U2 L2 W4 D2 L2 W8 S12 FGR=[YR=1995] S24 E22 N4 FOP=[YR=1995] E16N4 W16 S4$ N20 W22$ E22 S16 E16 S6 E12 S2 E13 N45$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	0		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