

LOT 17 IN OR 863/672
OYSTER BAY #5 PB 6/12

RICH CLINTON L & DEBORAH G
96174 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0017-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0500	01	2,906	110.5440	183.50	533,251	1999	1999	0	0	12.75	87.25	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2000													Heated Area: 2400													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2000													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	12	HARDWOOD 40																											
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	1,504	100	1999	1,504	240,796																								
FGR	418	55	1999	230	36,824																								
FOP	240	30	1999	72	11,527																								
FSP	208	40	2006	83	13,289																								
FUS	896	100	1999	896	143,453																								
STP	8	10	1999	1	161																								
STP	8	10	1999	1	161																								
UST	264	45	1999	119	19,053																								
TOTALS	3,546			2,906	465,261																								
EXTRA FEATURES						96174 LIGHT WIND DR, FERNANDINA BEACH																							
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												
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800													
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	21	1,050													
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													