LOT 18
IN OR 734 PG 365
OYSTER BAY #5 PB 6/12

TAYLOR THOMAS A & MARGARET N
96156 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

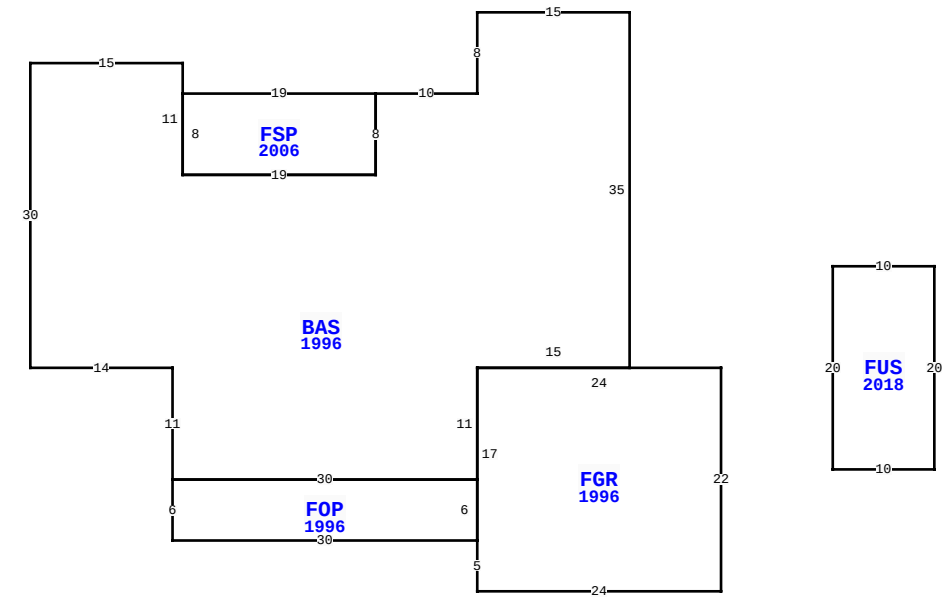
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,936	100	1996	1,936	310,011
FGR	528	55	1996	290	46,438
FOP	180	30	1996	54	8,647
FSP	152	40	2006	61	9,768
FUS	200	100	2018	200	32,026
TOTALS	2,996			2,541	406,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,541	112.4928	186.74	474,506	1996	1996	0	0	0	14.25	85.75

1 SFR CUST 100% - 1997 Heated Area: 2136 HX Base Yr 1997



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

96156 LIGHT WIND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,889
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		574,549
SOH/AGL Deduction		320,723
ASSESSED VALUE		253,826
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,415
TOTAL JUST VALUE		574,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
951209	NEW CONSTR	87,523	07/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0734/0365	7/18/1995	WD	Q	I		172,400

GRANTOR: TREVETT CONST GROUP I

GRANTEE: TAYLOR THOMAS & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 S8 W10 FSP=[YR=2006] W19 S8 E19 N8 $ S8 W19 N11 W15 S30 E14 S11 FOP=[YR=1996] S6 E30 FGR=[YR=1996] S5 E24 N22 W24 S17 $ N6 W30 $ E30 N11 E15 N35 $ PTR= E20 S25 FUS=[YR=2018] E10 S20 W10 N20 $ W20 N25$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	000100	C	RES	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