LOT 19
OYSTER BAY #5 PB 6/12

SULICK JEFFREY M & CHRIST NANCY B JOINT REVOCABLE
96136 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5484-0019-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

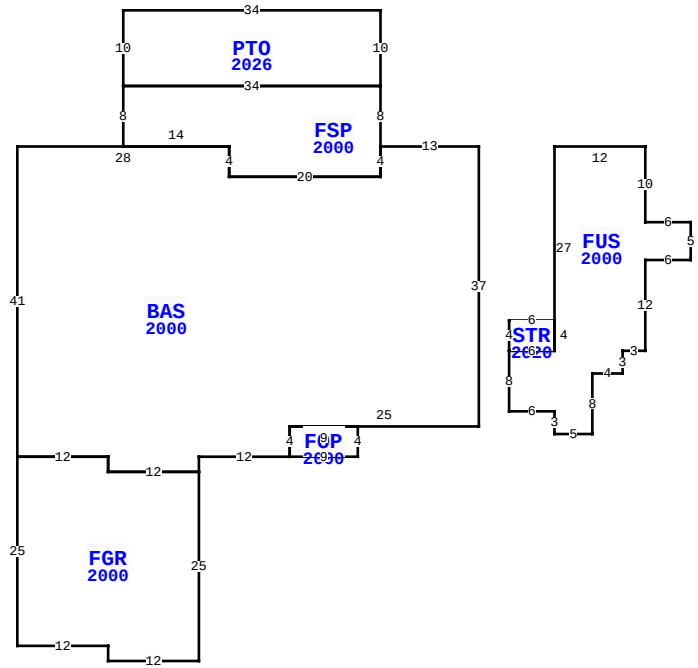
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,345	100	2000	2,345	371,800
FGR	600	55	2000	330	52,322
FOP	36	30	2000	11	1,744
FSP	352	40	2000	141	22,355
FUS	469	100	2000	469	74,360
PTO	340	5	2026	17	2,695
STR	24	10	2020	2	317
TOTALS	4,166			3,315	525,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,315	109.1580	181.20	600,678	2000	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2025 Heated Area: 2814 HX Base Yr 2025



96136 LIGHT WIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		525,593
TOTAL MARKET OB/XF VALUE		8,955
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		699,548
SOH/AGL Deduction		4,902
ASSESSED VALUE		694,646
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		643,235
TOTAL JUST VALUE		699,548
NCON VALUE		8,816
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014239	10X34 ENCLOSURE O	23,716	12/30/2024
M1708020	H/AC	0	12/01/2017
B0007257	NEW CONSTR	110,646	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/954	10/31/2024	TD	U	I	11	100
GRANTOR: CHRIST NANCY						
GRANTEE: SULICK JEFFREY M &						
2581/0795	8/01/2022	WD	Q	I	01	765,000
GRANTOR: COOPER LYNETTE M						
GRANTEE: CHRIST NANCY						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
3	0911	SCRN RM A	0	100	34	10	340.00	SF	18.00	18.00	100	2026	2025		100	6,120	

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W13 S4 W20 N4 W28 S41 E12 S2 E12 N2 E12 N4 E25 N37 $
FGR=[YR=2000;ORIG=-61,41] S25 E12 S2 E12 N25 W12 N2 W12 $
FUS2000=[ORIG=10,0] E12 S10 E6 S5 W6 S12 W3 S3 W4 S8 W5 N3 W6 N8 E6 N27 $
FSP=[YR=2000;ORIG=-13,0] N8 W34 S8 E14 S4 E20 N4 $
FOP=[YR=2000;ORIG=-25,41] E9 N4 W9 S4 $
STR=[YR=2020;ORIG=4,27] N4 E6 S4 W6 $
PTO=[YR=2026;ORIG=-47,-8] E34 N10 W34 S10 $
PTR=[ORIG=0,0] E25 W25 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,955

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 07/08/2025 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS