LOT 22
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

O'NEILL MICHAEL & PAMELA
95198 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

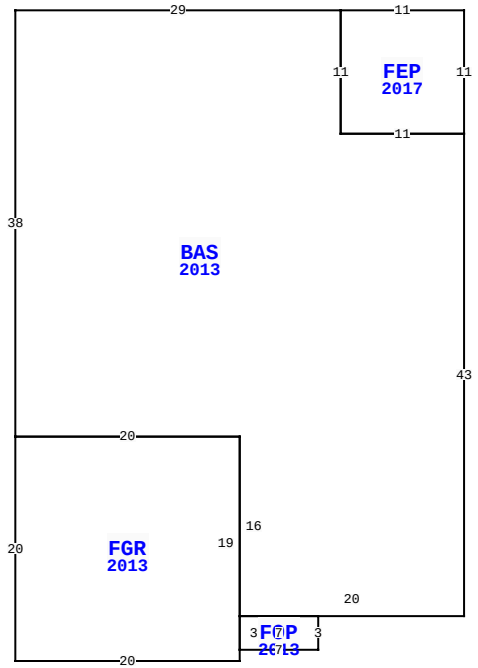
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1,719	172,757
FEP	121	80	97	9,748
FGR	400	55	220	22,110
FOP	21	30	6	603
TOTALS	2,261		2,042	205,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	116.1741	104.85	214,104	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1719 HX Base Yr



BLD DATE	03/29/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

95198 WINDFLOWER TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,219
TOTAL MARKET OB/XF VALUE	7,514
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	287,733
SOH/AGL Deduction	7,380
ASSESSED VALUE	280,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,353
TOTAL JUST VALUE	287,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705560	FEP	13,775	09/01/2017
B1326961	CO ISSUED	0	07/25/2013
P1316474	NEW CONSTR	0	05/01/2013
B1326961	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0323	9/17/2021	WD	Q	I	01	390,000
GRANTOR: PAZULA BRUCE R & MARY						
GRANTEE: O'NEILL MICHAEL & P						
2058/0916	6/27/2016	WD	Q	I	01	181,000
GRANTOR: CHAPMAN CHASE ALLEN &						
GRANTEE: PAZULA BRUCE R & MA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2017] W11 BAS=[YR=2013] W29 S38 FGR=[YR=2013] S20 E20 N1 FOP=[YR=2013] E7 N3 W7 S3 $ N19 W20 $ E20 S 16 E20 N43 W11 N11 $ S11 E11 N11 $.

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	0811	CONCRETE B	0	0	0	0	642.00	SF	5.20	5.20	100	2013	2013	3	95	3,171	
2	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2013	2013	3	87	4,343	

LAND DESCRIPTION

TOTAL OB/XF 7,514

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	000136	C	SFR INT	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/08/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS