

LOT 23
IN OR 1888/380
AMELIA CONCOURSE SUB #1

THATCHER MARY MICHELE
95212 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0023-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
CONSTRUCTION					VALUATION SUMMARY													PAGE 1 of 1												
ELEMENT	CD				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD												
Exterior Wall	31	HARDIE BRD 70			0100	01	2,023	121.5249	109.68	221,883	2013	2013	0	0	0	4.15	95.85	Tax Group: 4 Tax Dist:												
Exterior Wall	16	WD FR STUC 30			1 SINGLE FAM - 100% - 2014													Heated Area: 1709 HX Base Yr 2014												
Roof Structure	03	GABLE/HIP 100																VALUATION BY												
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE 212,675												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE 6,438												
Interior Floor	11	CLAY TILE 70																TOTAL LAND VALUE - MARKET 75,000												
Interior Floor	14	CARPET 30																TOTAL MARKET VALUE 294,113												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction 110,815												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE 183,298												
Bedrooms	3	100																TOTAL EXEMPTION VALUE HX HB 50,000												
Bathrooms	2	100																BASE TAXABLE VALUE 133,298												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE 294,113												
Stories	1.	1. 100			NCON VALUE 0																									
Units	0	100			INCOME VALUE																									
Occupancy	00	NONE 100			PREVIOUS YEAR MKT VALUE 261,315																									
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	1,709	100	1,709	179,664																										
FGR	430	55	236	24,810																										
FOP	121	30	36	3,784																										
FOP	140	30	42	4,416																										
TOTALS					2,400	2,023	212,675																							
EXTRA FEATURES					95212 WINDFLOWER TRL, 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															
1	0811	CONCRETE B	0 100	0 0	574.00	SF	5.20	5.20	100	2013	2013	3	95	2,836																
2	0476	VF 6 SBPL	0 100	0 0	120.00	LF	32.00	32.00	100	2013	2013	3	87	3,341																
3	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261																
LAND DESCRIPTION					TOTAL OB/XF 6,438																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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 12/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														