LOT 30
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

SPYKER MATTHEW
95297 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

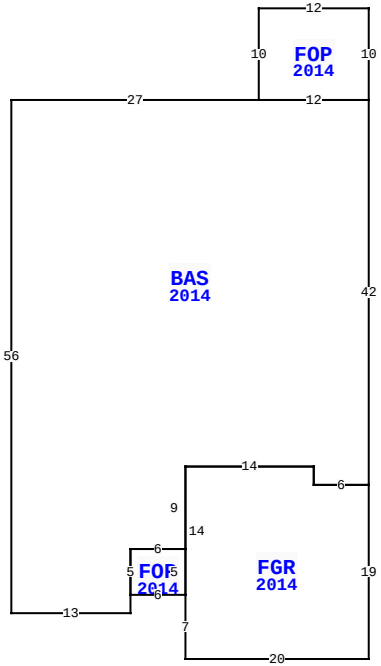
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,834	100	1,834	185,771
FGR	408	55	224	22,689
FOP	30	30	9	911
FOP	120	30	36	3,647
TOTALS	2,392		2,103	213,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	116.4828	105.13	221,088	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 0 Heated Area: 1834 HX Base Yr



95297 WINDFLOWER TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,018
TOTAL MARKET OB/XF VALUE	9,175
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	297,193
SOH/AGL Deduction	8,152
ASSESSED VALUE	289,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,041
TOTAL JUST VALUE	297,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327887	CO ISSUED	0	03/01/2014
M1319089	H/AC	0	12/01/2013
B1327887	NEW CONSTR	211,621	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2462/0609	5/17/2021	WD	Q	I	01	270,000
GRANTOR: RAMSEY SCOTT C & NANC						
GRANTEE: SPYKER MATTHEW						
1916/0061	4/30/2014	SW	Q	I	01	196,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMSEY SCOTT C & NA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W12 S10 BAS=[YR=2014] W27 S56 E13 N2
FOP=[YR=2014] E6 FGR=[YR=2014] S7 E20 N19 W6 N2 W14 S14 $
N5 W6 S5 $ N5 E6 N9 E14 S2 E6 N42 W12 $ E12 N10 $.

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	612.00	SF	5.20	5.20	100	2014	2014	3	95	3,023	
2	0476	VF 6 SBPL	0	0	0	0	216.00	LF	32.00	32.00	100	2014	2014	3	89	6,152	

LAND DESCRIPTION

TOTAL OB/XF 9,175

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 02/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS