LOT 32
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

SNYDER AMANDA K
95269 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

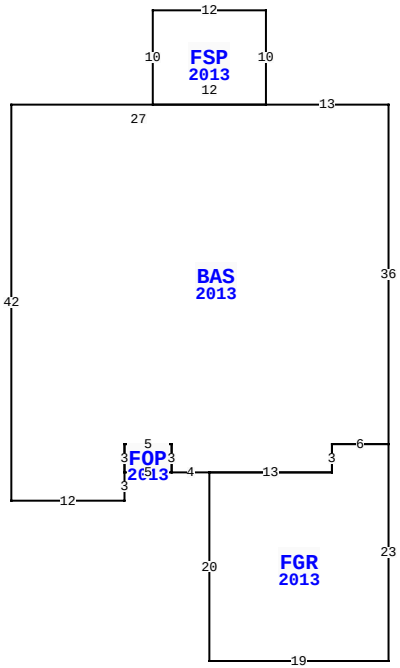
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,563	100	1,563	161,694
FGR	398	55	219	22,656
FOP	15	30	4	414
FSP	120	40	48	4,966
TOTALS	2,096		1,834	189,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	119.5950	107.93	197,944	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1563 HX Base Yr 2021



95269 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		189,729
TOTAL MARKET OB/XF VALUE		3,438
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		268,167
SOH/AGL Deduction		70,949
ASSESSED VALUE		197,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,218
TOTAL JUST VALUE		268,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316791	NEW CONSTR	0	08/01/2013
B1327509	NEW CONSTR	183,761	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1494	4/10/2019	QC	U	I	11	100
GRANTOR: BEASLEY MICHAEL T						
GRANTEE: SNYDER AMANDA K F/K						
2037/0354	3/28/2016	WD	Q	I	01	180,000
GRANTOR: CRESWELL COURTNEY M &						
GRANTEE: BEASLEY MICHAEL & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 FSP=[YR=2013] N10 W12 S10 E12 $ W27 S42 E12 N3 FOP=[YR=2013] E5 N3 W5 S3 $ N3 E5 S3 E4 FGR=[YR=2013] S20 E19 N23 W6 S3 W13 $ E13 N3 E6 N36 $.

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	100	0	0	696.00	SF	5.20	5.20	100	2013	2013	3	95	3,438	

LAND DESCRIPTION

TOTAL OB/XF 3,438

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	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