

LOT 34
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

MILLER KRISTA M
95241 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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	1,709	100	1,709	179,664
FGR	430	55	236	24,810
FOP	120	30	36	3,784
FSP	121	40	48	5,047

TOTALS 2,380 2,029 213,306

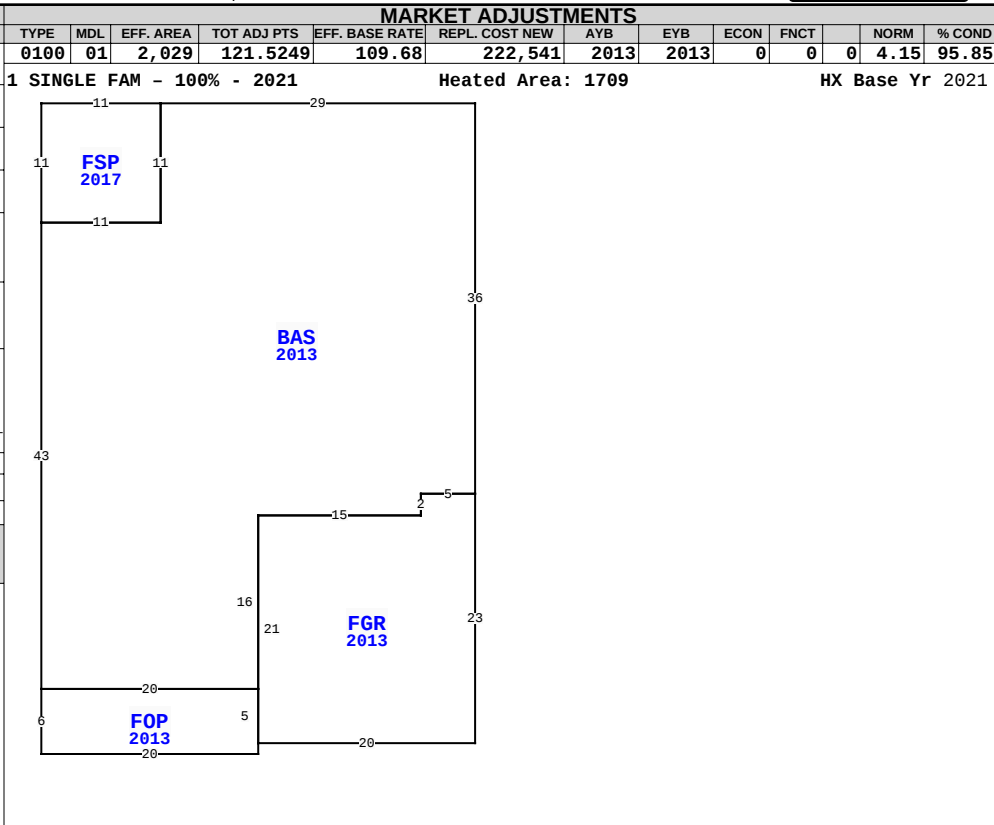
EXTRA FEATURES

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	664.00	SF	5.20	5.20	100	2013	2013	3	95	3,280	
2	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2013	2013	3	87	2,227	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



95241 WINDFLOWER TRL, FERNANDINA BEACH

TOTAL OB/XF										5,768
BLD DATE	03/29/2023	NW	LGL DATE							
XF DATE			LAND DATE							
INC DATE			AG DATE							

TOTAL OB/XF													5,768		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,306
TOTAL MARKET OB/XF VALUE		5,768
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		294,074
SOH/AGL Deduction		76,439
ASSESSED VALUE		217,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,635
TOTAL JUST VALUE		294,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327364	CO ISSUED	0	11/20/2013
P1316690	NEW CONSTR	0	07/01/2013
B1327364	NEW CONSTR	202,149	06/01/2013

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2418/0819	12/15/2020	WD Q	I 01
SALE PRICE 254,000			
GRANTOR: BLAIR ROBERT J & GAIL			
GRANTEE: MILLER KRISTA M			
2049/0314	5/26/2016	WD Q	I 01
SALE PRICE 193,000			
GRANTOR: MCCLAIN THOMAS & DEVO			
GRANTEE: BLAIR ROBERT J & GA			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2013] W29 FSP=[YR=2017] W11 S11 E11 N11 \$ S11 W11 S43 FOP=[YR=2013] S6 E20 N1 FGR=[YR=2013] E20 N23 W5 S2 W15 S21 \$ N5 W20 \$ E20 N16 E15 N2 E5 N36 \$.			

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