

LOT 38
IN OR 1942/1127
AMELIA CONCOURSE SUB #1

GAY CHARLES J JR & ROBIN K
95185 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0038-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,310	100	2,310	224,706
FGR	616	55	339	32,976
FOP	24	30	7	681
FOP	120	30	36	3,502
FUS	450	100	450	43,774
TOTALS	3,520		3,142	305,638

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,012.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		RS-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,142	111.8628	100.96	317,216	2014	2014	0	0	0	96.35
1 SINGLE FAM - 100% - 2015											
Heated Area: 2760											
HX Base Yr 2015											

95185 WINDFLOWER TRL, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
8,684											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			305,638
TOTAL MARKET OB/XF VALUE			8,684
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			389,322
SOH/AGL Deduction			125,161
ASSESSED VALUE			264,161
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			214,161
TOTAL JUST VALUE			389,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428342	CO ISSUED	0	06/18/2014
B1428342	NEW CONSTR	329,897	02/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1942/1127	10/16/2014	WD	Q	I	01	245,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: GAY CHARLES J JR &							
1892/0493	11/25/2013	SW	U	V	30	238,000	
GRANTOR: JS AMELIA CONCOURSE P							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W17 FOP=[YR=2014] N10 W12 S10 E12 \$ W16 U2 L2 W6 D2 L2 W2 S58 E11 N2 FOP=[YR=2014] E6 FGR=[YR=2014] S14 E28 N22 W28 S8 \$ N4 W6 S4 \$ N4 E6 N4 E28 N48 \$ PTR= E30 FUS=[YR=2014] E15 S30 W15 N30 \$ W30 \$.											