LOT 40
IN OR 1749/1891
AMELIA CONCOURSE SUB #1

GOMEZ LUIS F & LEE A
95141 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0040-0000

BUILDING CHARACTERISTICS

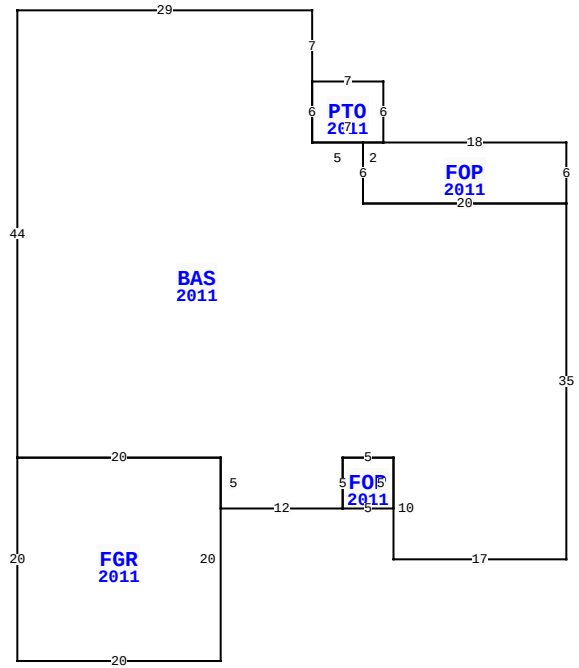
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,161	100	2,161	211,210
FGR	400	55	220	21,502
FOP	25	30	8	782
FOP	120	30	36	3,519
PTO	42	5	2	195
TOTALS	2,748		2,427	237,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,427	114.1161	102.99	249,957	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2012 Heated Area: 2161 HX Base Yr 2012



95141 WINDFLOWER TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,209
TOTAL MARKET OB/XF VALUE		8,849
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		321,058
SOH/AGL Deduction		141,266
ASSESSED VALUE		179,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,792
TOTAL JUST VALUE		321,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24634	CO ISSUED	0	07/22/2011
P14758	NEW CONSTR	0	05/01/2011
E23437	NEW CONSTR	0	05/01/2011
B24634	NEW CONSTR	235,304	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/1891	7/28/2011	WD	Q	I	01	176,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GOMEZ LUIS F & LEE						
1698/1291	9/02/2010	WD	U	V	30	294,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W18 PTO=[YR=2011] N6 W7 BAS=[YR=2011] N7 W29 S44 FGR=[YR=2011] S20 E20 N20 W20 $ E20 S5 E12 FOP=[YR=2011] E5 N5 W5 S5 $ N5 E5 S10 E17 N35 W20 N6 W5 N6 $ S6 E7 $ W2 S6 E20 N6 $.

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	712.00	SF	5.20	5.20	100	2011	2011	3	93	3,443	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2012	2012	3	85	4,896	

LAND DESCRIPTION

TOTAL OB/XF 8,849

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS