

LOT 41
IN OR 1801/212
AMELIA CONCOURSE SUB #1

PIMENTEL SAM
95129 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
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NEIGHBORHOOD/LOC	4067.00
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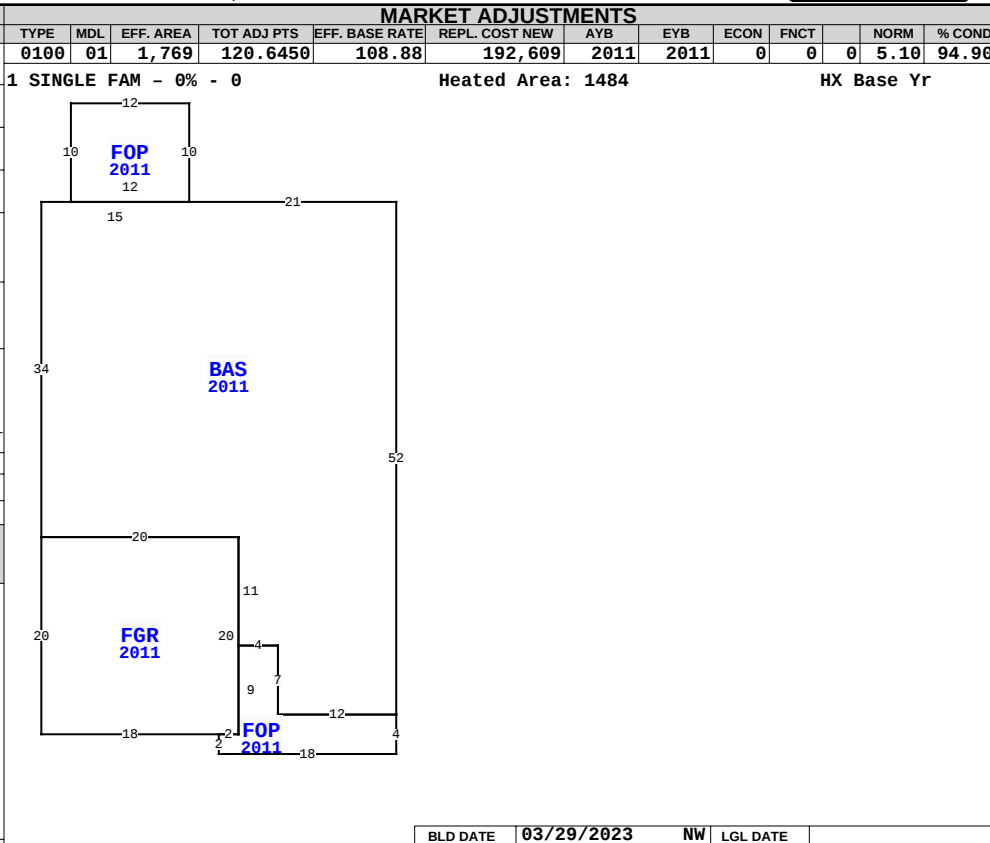
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1,484	153,338
FGR	400	55	220	22,732
FOP	96	30	29	2,997
FOP	120	30	36	3,720
TOTALS	2,100		1,769	182,786

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	637.00	SF	5.20	5.20	100	2011	2011	3	93	3,081	
2	0476	VF 6 SBPL	0	0	0	0	174.00	LF	32.00	32.00	100	2012	2012	3	85	4,733	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000136	C

REVIEW DATE	01/18/2023	BY	DJA
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95129 WINDFLOWER TRL, FERNANDINA BEACH
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TOTAL OB/XF		
L N	USE CODE	CLS
1	000136	C

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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		182,786
TOTAL MARKET OB/XF VALUE		8,069
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		265,855
SOH/AGL Deduction		44,254
ASSESSED VALUE		221,601
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		221,601
TOTAL JUST VALUE		265,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24821	H/AC	0	10/03/2011
M16419	H/AC	0	08/01/2011
E23653	NEW CONSTR	0	07/01/2011
P14856	NEW CONSTR	0	06/01/2011
B24821	NEW CONSTR	169,284	06/01/2011

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1801/0212	7/02/2012	WD Q
GRANTOR: D R HORTON INC-JACKSO		
GRANTEE: PIMENTEL SAM		
1735/1129	4/15/2011	WD U
GRANTOR: JS AMELIA CONCOURSE P		
GRANTEE: D R HORTON INC-JACK		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2011]	W21	FOP=[YR=2011]
FGR=[YR=2011]	S20	E18
W2 \$ E2 N20 W20 \$ E20 S11 E4 S7 E12 N52 \$.		

TOTAL OB/XF		
L N	USE CODE	CLS
1	000136	C

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