

LOT 43
ESMT PT OR 1752/857
AMELIA CONCOURSE SUB #1

CAMPBELL ADAM/
95105 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0043-0000



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 Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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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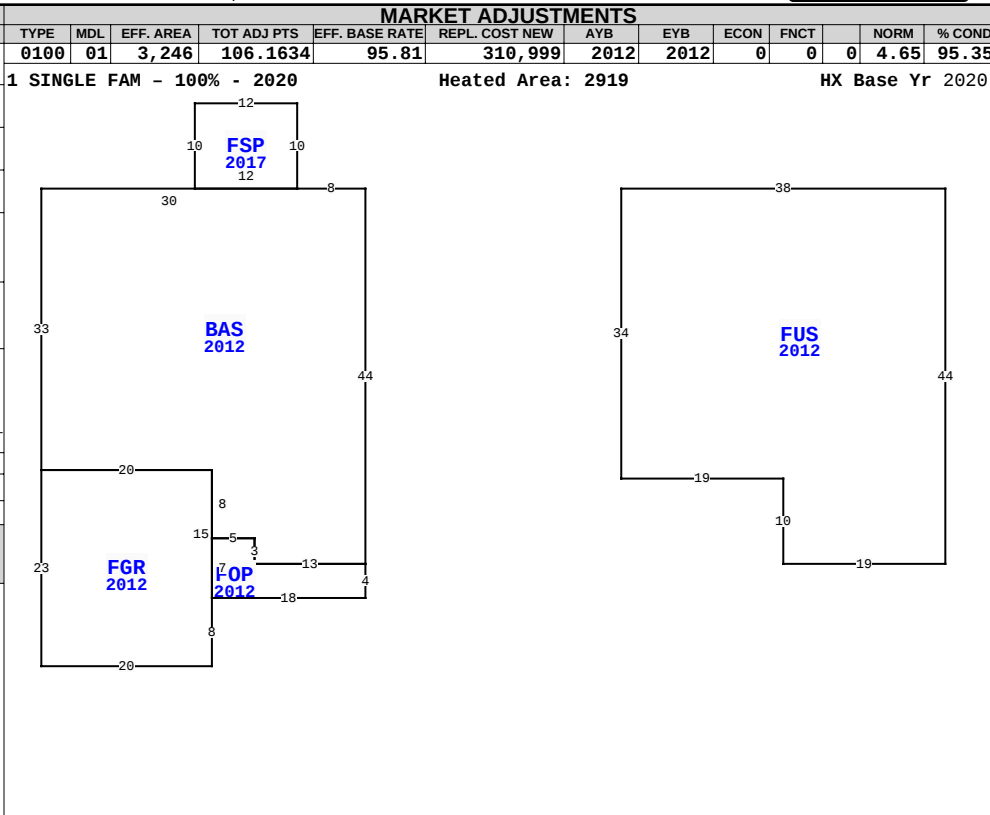
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	131,277
FGR	460	55	253	23,113
FOP	87	30	26	2,375
FSP	120	40	48	4,385
FUS	1,482	100	1,482	135,387

TOTALS	3,586		3,246	296,538
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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	690.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	252.00	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	

REVIEW DATE	01/06/2023	BY	DJA
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95105 WINDFLOWER TRL, FERNANDINA BEACH

TOTAL OB/XF											
10,482											

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,538	
TOTAL MARKET OB/XF VALUE		10,482	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		382,020	
SOH/AGL Deduction		112,123	
ASSESSED VALUE		269,897	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		214,897	
TOTAL JUST VALUE		382,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,372	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25274	CO ISSUED	0	02/21/2012
M16739	H/AC	0	12/01/2011
E24094	NEW CONSTR	0	11/01/2011
P15236	NEW CONSTR	0	11/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	7/19/2019	CN	Q	I	01
GRANTOR: WALTER JONATHAN H & N					
GRANTEE: CAMPBELL ADAM					
2056/0361	6/10/2016	WD	Q	I	01
GRANTOR: BLANC DRU M & TAMMY L					
GRANTEE: WALTER JONATHAN H &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2012] W8 FSP=[YR=2017] N10 W12 S10 E12 \$ W30 S33					
FGR=[YR=2012] S23 E20 N8 FOP=[YR=2012] E18 N4 W13 N3 W5 S7					
\$ N15 W20 \$ E20 S8 E5 S3 E13 N44 \$ PTR= E30 FUS=[YR=2012]					
E38 S44 W19 N10 W19 N34 \$ W30 \$.					