

LOT 44
ESMT PT OR 1752/857
AMELIA CONCOURSE SUB #1

WIGGINS ERICK D & CLAIRE A
95091 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0044-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 80	0100	01	2,688	113.0976	102.07	274,364	2011	2011	0	0	0	5.10	94.90	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2020													Heated Area: 2288 HX Base Yr 2020														
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 260,371														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 8,202														
Interior Floor	14	CARPET 60														TOTAL LAND VALUE - MARKET 75,000														
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE 343,573														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 100,387														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 243,186														
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000														
Bathrooms	2	100														BASE TAXABLE VALUE 193,186														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 343,573														
Stories	1.	1. 100	NCON VALUE 2,853																											
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 303,794																											
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	2,288	100	2,288	221,626																										
FGR	580	55	319	30,899																										
FOP	30	30	9	872																										
FSP	180	40	72	6,974																										
TOTALS			3,078	2,688	260,371																									
EXTRA FEATURES					95091 WINDFLOWER TRL, FERNANDINA BEACH																									
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	884.00	SF	5.20	5.20	100	2011	2011	3	93	4,275														
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255														
3	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	100	2012	2012	3	85	3,672														
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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														