

LOT 45
AMELIA CONCOURSE SUB #1
PB 7/183

MCNAMARA MICHAEL P & MAUREEN A
95079 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0045-0000



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	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 80	0100	01	2,123	113.6016	102.53	217,671	2011	2011	0	0	5.10	94.90	STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2022													Heated Area: 1789													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2022													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMNT 70																											
Interior Floor	14	CARPET 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													
NEIGHBORHOOD/LOC	4067.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,789	100	1,789	174,071																									
FGR	387	55	213	20,725																									
FOP	126	30	38	3,697																									
FSP	120	40	48	4,670																									
FSP	88	40	35	3,406																									
TOTALS	2,510		2,123	206,570																									
EXTRA FEATURES															95079 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	0812	CONCRETE C	0	100	0	0	1,089.00	SF	4.00	4.00	100	2011	2011	3	93	4,051													
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2012	2012	3	85	5,875													
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552													
4	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2011	2011	3	93	435													
5	0811	CONCRETE B	0	100	0	0	311.00	SF	5.20	5.20	100	2012	2012	3	94	1,520													
6	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2019	2019	3	93	670													
7	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00	100	2019	2019	3	99	1,386													
TOTAL OB/XF 14,489																													
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												
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 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													

BLD DATE 03/29/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

BAS=2011 W27 FSP=2016 N10 W12 FSP=2019 W8

S11 E8 N11\$ S10 E12 \$ W12 S40 FGR=2011 S18E19

FOP=2011 S2 E20 N4 W13 N8 W6 S10 W1 \$ E1 N18 W4 N3 W9

S3 W7 \$ E7 N3 E9 S3 E4 S8 E6 S8 E13 N56 \$.

PERMIT NUM DESCRIPTION AMT ISSUED

B1907308 ADDITION 7,200 08/01/2019

B24633 CO ISSUED 0 11/09/2011

M16238 NEW CONSTR 0 06/01/2011

P14765 NEW CONSTR 0 05/01/2011

E23438 NEW CONSTR 0 05/01/2011

B24633 NEW CONSTR 197,871 04/01/2011

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2459/1512 5/06/2021 WD Q I 01 295,000

GRANTOR: LIGHTFOOT LORETTA M

GRANTEE: MCNAMARA MICHAEL P

2255/1444 2/13/2019 WD Q I 01 208,000

GRANTOR: SMITH RONALD EDWARD

GRANTEE: LIGHTFOOT LORETTA M

BUILDING NOTES

BUILDING DIMENSIONS