

HUDAK EUGENE T & SANDRA
95055 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0047-0000

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 70							0100	01	2,392	116.7915	105.40	252,117	2013	2013	0	0	0	4.15	95.85	VALUATION BY		STANDARD														
Exterior Wall		16	WD FR STUC 30							1 SINGLE FAM - 100% - 2014										Heated Area: 2089										HX Base Yr 2014									
Roof Structure		03	GABLE/HIP 100																	Tax Group: 4										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										241,654									
																				TOTAL MARKET OB/XF VALUE										57,725									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										75,000									
Interior Floor		11	CLAY TILE 50																	TOTAL MARKET VALUE										374,379									
Interior Floor		14	CARPET 50																	SOH/AGL Deduction										133,237									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										241,142									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			4 100																	BASE TAXABLE VALUE										191,142									
Bathrooms			2 100																	TOTAL JUST VALUE										374,379									
Frame		02	WOOD FRAME 100							NCON VALUE										0																			
Stories		1.	1. 100							INCOME VALUE																													
Units			0 100							PREVIOUS YEAR MKT VALUE										320,249																			
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	2,089	100	2,089	211,043																																			
FGR	462	55	254	25,661																																			
FOP	34	30	10	1,010																																			
FOP	130	30	39	3,940																																			
TOTALS		2,715		2,392	241,654																																		
EXTRA FEATURES										95055 WINDFLOWER TRL, FERNANDINA BEACH																													
										BLD DATE		03/29/2023		NW		LGL DATE																							
										XF DATE				LAND DATE																									
										INC DATE				AG DATE																									
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	1,294.00	SF	5.20	5.20	100	2013	2013	3	95	6,392																								
2	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2013	2013	3	87	3,341																								
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261																								
4	0462	ST/AL FNC	0 100	80	0	320.00	SF	10.00	10.00	100	2013	2013	3	75	2,400																								
5	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	2019	2019	3	99	1,081																								
6	0911	SCRN RM A	0 100	0	0	830.00	SF	17.50	17.50	100	2019	2019	3	90	13,073																								
7	0861	POOL GUNIT	0 100	0	0	306.00	SF	85.00	85.00	100	2019	2019	3	93	24,189																								
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800																								
9	0855	CONC PAVER	0 100	0	0	524.00	SF	10.00	10.00	100	2019	2019	3	99	5,188																								
LAND DESCRIPTION										TOTAL OB/XF										57,725																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																						