

LOT 48
IN OR 2093/1023
EX MINERAL RIGHTS PT 1826/1193

WHITE JASON LEE & JENNIFER
95041 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,151	100	2,151	214,832
FGR	400	55	220	21,973
FOP	30	30	9	899
FSP	120	40	48	4,794
PTO	120	5	6	599

TOTALS 2,821 2,434 243,098

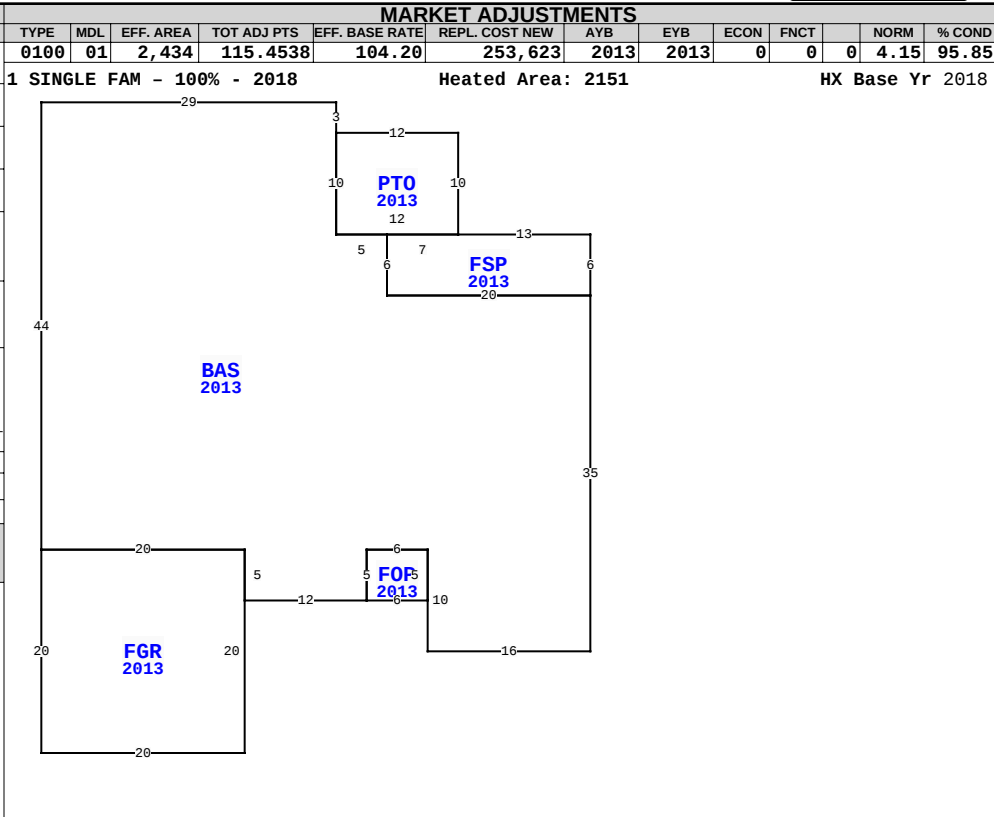
EXTRA FEATURES

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		746.00	SF 5.20	100	2013	2013	3	95	3,685	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2013	2013	3	96	3,360	
3	0911	SCRN RM A	0	100	0	0		144.00	SF 17.50	100	2022	2022	3	100	2,520	

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 05/09/2022 BY KW



95041 WINDFLOWER TRL, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 9,565

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							

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		243,098
TOTAL MARKET OB/XF VALUE		9,565
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		327,663
SOH/AGL Deduction		112,162
ASSESSED VALUE		215,501
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,501
TOTAL JUST VALUE		327,663
NCON VALUE		2,520
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000605	ADDITION	24,926	01/11/2022
B1327194	SCREEN	1,116	05/01/2013
M1217757	H/AC	0	11/01/2012
P1216193	NEW CONSTR	0	10/01/2012
B1226520	NEW CONSTR	240,996	10/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2093/1023	1/06/2017	WD Q	I	01	
GRANTOR: WEATHERSPOON AUDREY L					
GRANTEE: WHITE JASON LEE & J					
1877/1550	8/30/2013	SW Q	I	02	
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: WEATHERSPOON WILLIA					

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2013] W13 PTO=[YR=2013] N10 W12 BAS=[YR=2013] N3 W29 S44 FGR=[YR=2013] S20 E20 N20 W20 \$ E20 S5 E12 FOP=[YR=2013] E6 N5 W6 S5 \$ N5 E6 S10 E16 N35 W20 N6 W5 N10 \$ S10 E12 \$ W7 S6 E20 N6 \$.

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