

LOT 53
AMELIA CONCOURSE SUB #1
PB 7/183

KUCHARSKI ALISON M/VARHOL VILIAM
95268 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	2,103	100	2,103	206,625
FGR	400	55	220	21,616
FOP	30	30	9	884
FSP	120	40	48	4,717
PTO	100	5	5	491

TOTALS	2,753		2,385	234,332
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	703.00	SF	5.20	5.20
2	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00
3	0476	VF 6 SBPL	0	0	0	30.00	LF	32.00	32.00
4	0479	VF PICKET	0	0	0	55.00	LF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		RS-2	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	114.1161	102.99	245,631	2012	2012	0	0	0	4.60	95.40
1 SINGLE FAM - 0% - 2023												
Heated Area: 2103												
HX Base Yr												

95072 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	0	0	703.00	SF	5.20	5.20	100	2012	2012	3	94	3,436	
2	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	
3	0476	VF 6 SBPL	0	0	0	30.00	LF	32.00	32.00	100	2012	2012	3	85	816	
4	0479	VF PICKET	0	0	0	55.00	LF	10.00	10.00	100	2012	2012	3	85	468	

TOTAL OB/XF													4,975			
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
1	000134	C	SFR POND	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				234,332	
TOTAL MARKET OB/XF VALUE				4,975	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				314,307	
SOH/AGL Deduction				0	
ASSESSED VALUE				314,307	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				314,307	
TOTAL JUST VALUE				314,307	
NCON VALUE				1,931	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				282,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26137	CO ISSUED	0	09/26/2012
M17475	H/AC	0	08/01/2012
E25209	NEW CONSTR	0	07/01/2012
B26137	NEW CONSTR	236,595	06/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0788	2/24/2023	WD	Q	I	01	413,000
GRANTOR: JONES SHELLBY YVETTE						
GRANTEE: KUCHARSKI ALISON M						
2546/0258	2/07/2022	QC	U	I	11	100
GRANTOR: JONES TODD W & SHELLB						
GRANTEE: JONES SHELLBY YVETT						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2012] W29 S3 PTO=[YR=2012] W10 S10 FSP=[YR=2022] W15 S6 E20 N6 W5 \$ E10 N10 \$ S10 W5 S6 W20 S32 E16 N2 FOP=[YR=2012] E6 N5 W6 S5 \$ N5 E6 S5 E12 FGR=[YR=2012] S15 E20 N20 W20 S5 \$ N5 E20 N44 \$.									