LOT 54
AMELIA CONCOURSE SUB #1
PB 7/183

COLLINS DAVID H & MERCEDES ACOSTA
95098 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

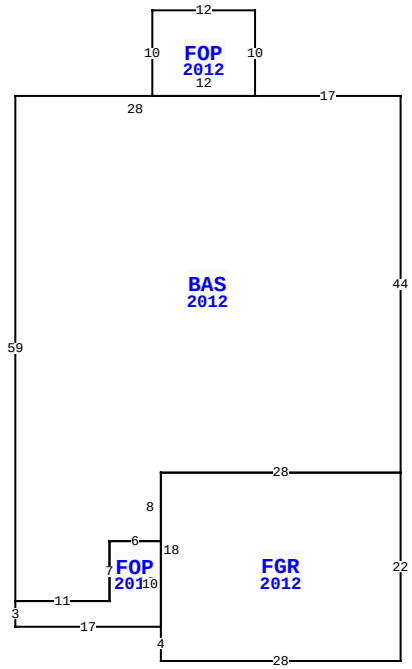
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,193	100	2,193	211,074
FGR	616	55	339	32,629
FOP	93	30	28	2,695
FOP	120	30	36	3,465
TOTALS	3,022		2,596	249,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,596	111.7872	100.89	261,910	2012	2012	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2021 Heated Area: 2193 HX Base Yr 2021



95098 WINDFLOWER TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,862
TOTAL MARKET OB/XF VALUE		9,054
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		333,916
SOH/AGL Deduction		82,399
ASSESSED VALUE		251,517
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		201,517
TOTAL JUST VALUE		333,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25836	CO ISSUED	0	07/18/2012
E24993	ELEC OTHER	0	05/01/2012
M17136	H/AC	0	05/01/2012
P15829	NEW CONSTR	0	04/01/2012
B25836	NEW CONSTR	256,922	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2365/0708	6/02/2020	WD	Q	I	01	287,000
GRANTOR: MIRANDA JEANEVETTE &						
GRANTEE: COLLINS DAVID H & M						
2024/1291	1/08/2016	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MIRANDA JEANEVETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N10 W12 S10 E12 $ W28 S59
FOP=[YR=2012] S3 E17 FGR=[YR=2012] S4 E28 N22 W28 S18 $ N10
W6 S7 W11 $ E11 N7 E6 N8 E28 N44 $.

EXTRA FEATURES

LN	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	1,020.00	SF	4.00	4.00	100	2012	2012	3	94	3,835	
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	165.00	LF	32.00	32.00	100	2012	2012	3	85	4,488	
4	0479	VF PICKET	0	100	0	0	56.00	LF	10.00	10.00	100	2012	2012	3	85	476	

LAND DESCRIPTION

TOTAL OB/XF 9,054

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	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 06/29/2017 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS