

LOT 56
IN OR 1856/107
EX MINERAL RIGHTS PT 1826/1193

HERMAN RICHARD W & KATHYM
95136 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0056-0000



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 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
------------------	---------

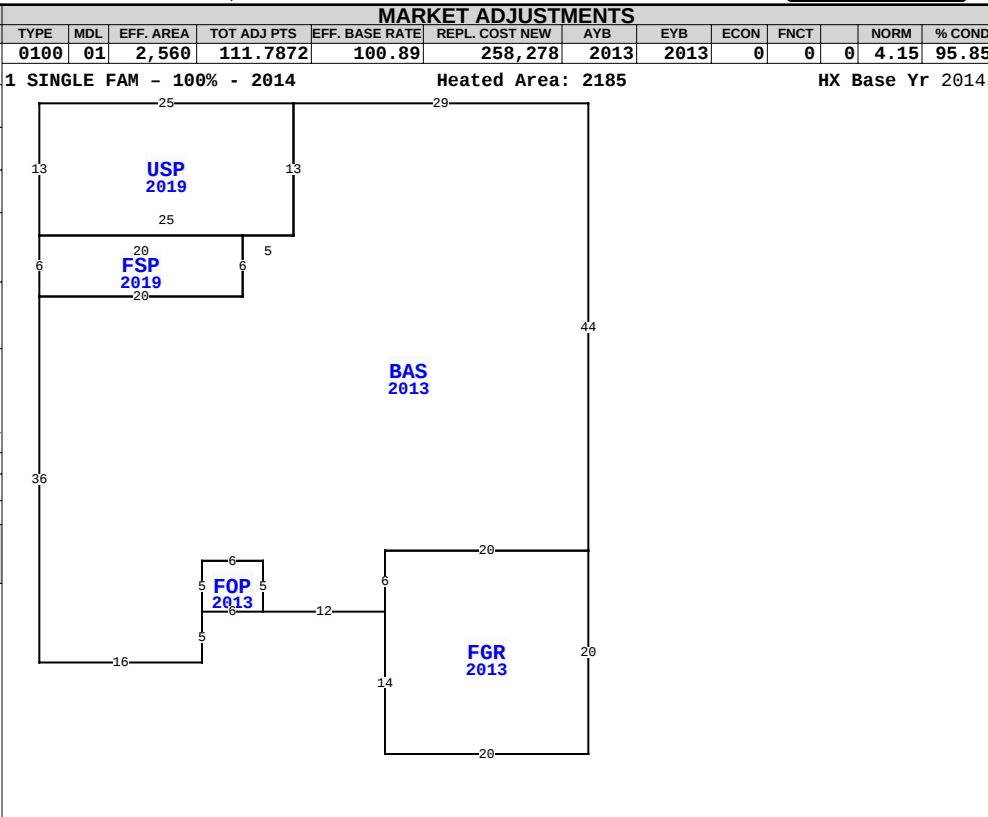
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2,185	211,297
FGR	400	55	220	21,275
FOP	30	30	9	870
FSP	120	40	48	4,642
USP	325	30	98	9,477

TOTALS	3,060		2,560	247,559
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	824.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00
3	0462	ST/AL FNC	0	100	0	0	264.00	SF	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	100		RS-2	0.00	0.00	1.00

REVIEW DATE	07/30/2019	BY	KW
-------------	------------	----	----



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

95136 WINDFLOWER TRL, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
824.00	SF	5.20	5.20	100	2013	2013	3	95	4,071				
96.00	LF	32.00	32.00	100	2013	2013	3	87	2,673				
264.00	SF	10.00	10.00	100	2013	2013	3	75	1,980				

TOTAL OB/XF											8,724	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
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	Common: 75,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,559	
TOTAL MARKET OB/XF VALUE		8,724	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		331,283	
SOH/AGL Deduction		116,178	
ASSESSED VALUE		215,105	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		165,105	
TOTAL JUST VALUE		331,283	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,024	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003432	SCRNROOM	14,000	04/05/2019
B1226682	CO ISSUED	0	04/15/2013
E1325778	ELEC OTHER	0	01/01/2013
M1317885	H/AC	0	01/01/2013
B1226682	NEW CONSTR	243,386	12/01/2012
P1216283	NEW CONSTR	0	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/0107	4/19/2013	WD	Q	I	02	195,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HERMAN RICHARD WILL						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2013] W29 USP=[YR=2019] W25 S13 FSP=[YR=2019] S6 E20 N6 W20\$ E25 N13\$ S13 W5 S6 W20 S36 E16 N5 FOP=[YR=2013] E6 N5 W6 S5 \$ N5 E6 S5 E12 FGR=[YR=2013] S14 E20 N20 W20 S6 \$ N6 E20 N44 \$.									