

LOT 142
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

FERGUSON RUSSELL B & THERESA A
95011 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0142-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100	1,535	167,089
FGR	484	55	266	28,955
FOP	112	30	34	3,701
FOP	120	30	36	3,918

TOTALS	2,251		1,871	203,664
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0 100	0	0	648.00	SF	6.50	6.50	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE	12/14/2020	BY	KW
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,871	121.2162	109.40	204,687	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2021											
Heated Area: 1535											
HX Base Yr											
95011 WINDFLOWER TR, FERNANDINA BEACH											

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

TOTAL OB/XF											
4,363											

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			203,664
TOTAL MARKET OB/XF VALUE			4,363
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			283,027
SOH/AGL Deduction			0
ASSESSED VALUE			283,027
TOTAL EXEMPTION VALUE			13
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			283,027
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002143	CO ISSUED	0	10/27/2020
B2002143	NEW CONSTR	215,047	03/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0451	10/27/2020	WD	Q	I	01	259,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FERGUSON RUSSELL B						
2369/0955	6/19/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FOP=[YR=2020] N10 W12 S10 E12\$ W29 S27 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S2 E12 N2 W2 N11 W8 S11 W2\$ E2 N22 W22\$ E22 S11 E8 S11 E13 N49\$.											