

LOT 143
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

BURNS KYLE S & STEPHANIE W
94995 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0143-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,215	100	2,215	219,489
FGR	380	55	209	20,710
FOP	50	30	15	1,487
FOP	128	30	38	3,765
FUS	470	100	470	46,573
STR	24	10	2	198

TOTALS 3,267 2,949 292,223

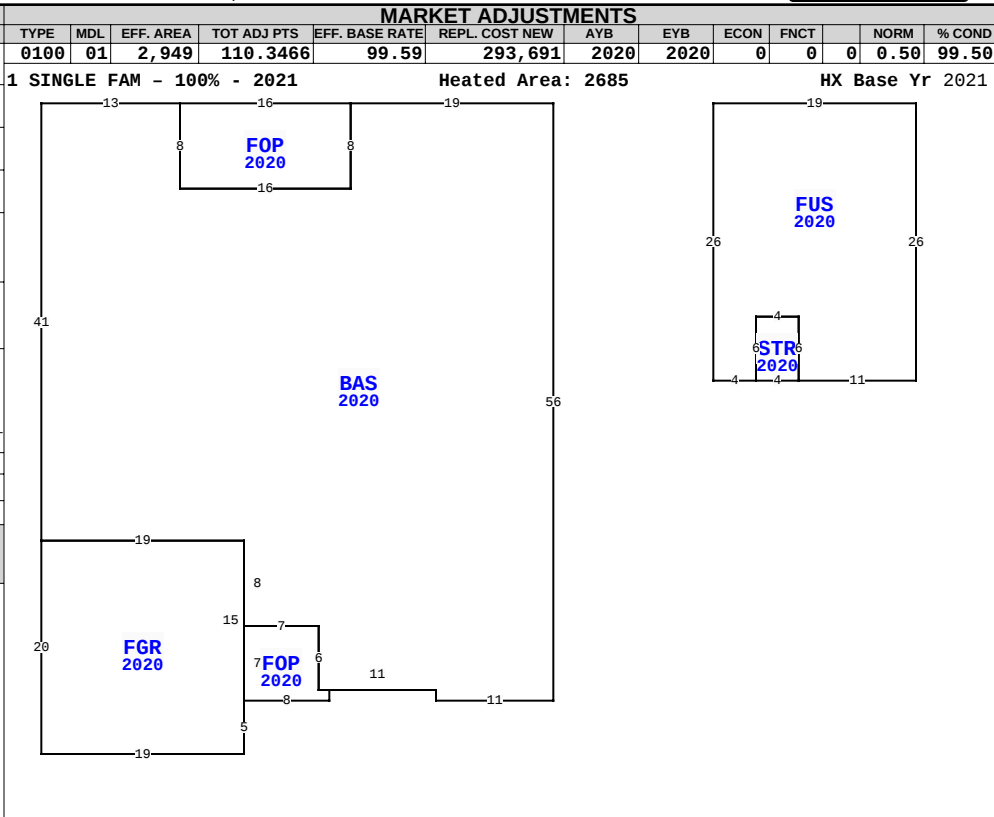
EXTRA FEATURES

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	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2020	2020	3	99	232	
2	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20	100	2020	2020	3	99	3,336	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/14/2020 BY KW



94995 WINDFLOWER TR, FERNANDINA BEACH

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

TOTAL OB/XF 3,568

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	000100	C	SFR	100			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

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,223
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,791
SOH/AGL Deduction		93,441
ASSESSED VALUE		277,350
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		227,350
TOTAL JUST VALUE		370,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003035	CO ISSUED	0	10/27/2020
B2003035	NEW CONSTR	352,190	04/07/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0453	10/28/2020	WD	Q	I	02	292,800

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: BURNS KYLE S & STEP

2369/0955 6/19/2020 WD U V 30 350,000

GRANTOR: DFC AMELIA CONCOURSE

GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W16 S8 E16 N8 \$ S8 W16 N8
W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1 W1 N6
W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR= E15
FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4
S6 W4 N26\$ W15\$.