LOT 145
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

TEBBUTT LIVING TRUST/TEBBUTT G I TRUSTEE
94979 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

**2023**

**30-2N-28-0152-0145-0000**

## NASSAU COUNTY PROPERTY



## 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 |

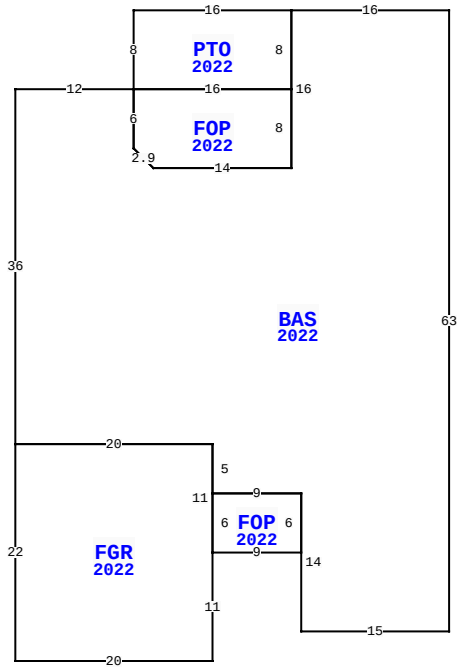
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,916 | 100 | 1,916 | 206,047 |
| FGR | 440 | 55 | 242 | 26,025 |
| FOP | 54 | 30 | 16 | 1,721 |
| FOP | 126 | 30 | 38 | 4,087 |
| PTO | 128 | 5 | 6 | 645 |
| TOTALS | 2,664 | | 2,218 | 238,524 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,218 | 119.1582 | 107.54 | 238,524 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1916 HX Base Yr




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

94979 WINDFLOWER TR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 238,524 |
| TOTAL MARKET OB/XF VALUE | 3,832 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 317,356 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 317,356 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 317,356 |
| TOTAL JUST VALUE | 317,356 |
| NCON VALUE | 242,356 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22001610 | NEW CONSTR | 318,558 | 01/27/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2598/1718 | 10/20/2022 | WD | Q | I | 01 | 415,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: TEBBUTT LIVING TRUS | | | | | | |
| 2541/0596 | 2/23/2022 | WD | U | V | 30 | 100,000 |
| GRANTOR: DFC AMELIA CONCOURSE | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16$ E16 N8$ S16 W14 U2 L2 N6 W12 S36
FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 658.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,422 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 63.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 100 | 410 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,832

| 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 | 000100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS