

HILL EDWARD F & LILLIAN
94899 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100				0100	01	2,482	109.0656	98.43	244,303	2020	2020		0	0	0.50	99.50	VALUATION BY					STANDARD						
Roof Structure		03	GABLE/HIP 100				1 SINGLE FAM - 100% - 2021										Heated Area: 2215										HX Base Yr 2021				
Roof Cover		05	COMP SHNGL 100				BAS 2020 PTO 2020 FOP 2020 FGR 2020																								
Interior Wall		05	DRYWALL 100																												
Interior Floor		13	LVT/LAMNT 60																												
Interior Floor		14	CARPET 40																												
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		00	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	TOTAL ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,215	100	2,215	216,932																											
FGR	380	55	209	20,469																											
FOP	50	30	15	1,469																											
FOP	128	30	38	3,721																											
PTO	96	5	5	490																											
TOTALS		2,869	2,482	243,081																											
EXTRA FEATURES							94899 WINDFLOWER TR, FERNANDINA BEACH										BLD DATE		03/03/2023		NW		LGL DATE								
																	XF DATE		LAND DATE												
																	INC DATE		AG DATE												
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																
3	0476	VF 6 SBPL	0 100	0	0	100.00	LF	32.00	32.00	100	2020	2020	3	98	3,136																
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588																
5	0475	VF 4 SBPL	0 100	0	0	78.00	LF	14.00	14.00	100	2020	2020	3	98	1,070																
LAND DESCRIPTION																	TOTAL OB/XF 8,362														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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														
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