

LOT 157
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

WHITE TOLARRIO D & JESSICA
94886 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0157-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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
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NEIGHBORHOOD/LOC	4067.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2,241	228,420
FGR	590	55	324	33,025
FOP	122	30	37	3,771
FSP	128	40	51	5,198
FUS	470	100	470	47,906
STR	24	10	2	204

TOTALS	3,575		3,125	318,524
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EXTRA FEATURES	
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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	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	99	174	
2	0812	CONCRETE C	0	100	0	0	930.00	SF	4.00	4.00	100	2020	2020	3	99	3,683	
3	0855	CONC PAVER	0	100	0	0	432.00	SF	10.00	10.00	100	2021	2021	3	100	4,320	
4	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2020	2020	3	99	1,733	
5	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	98	4,704	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
7	0462	ST/AL FNC	0	100	135	0	540.00	SF	10.00	10.00	100	2020	2020	3	95	5,130	
8	0861	POOL GUNIT	0	100	15	24	360.00	SF	85.00	85.00	100	2021	2021	3	98	29,988	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION			TOTAL OB/XF 51,966														
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
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	09/23/2021	BY	JH
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,125	113.5050	102.44	320,125	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2021

Heated Area: 2711

HX Base Yr 2021

Diagram illustrating the property layout and various areas labeled with codes and years:

- BAS 2020
- FGR 2020
- FOP 2020
- FSP 2020
- FUS 2020
- STR 2020

94886 WINDFLOWER TR, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2020] W13 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N3 E10 N21 W10 S4 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR= E25 FUS=[YR=2020] E19 S26 W4 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W25\$.																

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				318,524	
TOTAL MARKET OB/XF VALUE				51,966	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				445,490	
SOH/AGL Deduction				112,814	
ASSESSED VALUE				332,676	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				282,676	
TOTAL JUST VALUE				445,490	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				388,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105231	SWIM POOL	50,000	04/26/2021
C2003029	CO ISSUED	0	10/29/2020
B2003029	NEW CONSTR	366,346	04/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0267	10/29/2020	WD	Q	I	01	323,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITE TOLARRIO D &						
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] W13 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N3 E10 N21 W10 S4 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR= E25 FUS=[YR=2020] E19 S26 W4 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W25\$.																