LOT 158
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

RANDOLPH JUSTIN E & MEGAN D
94894 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0158-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

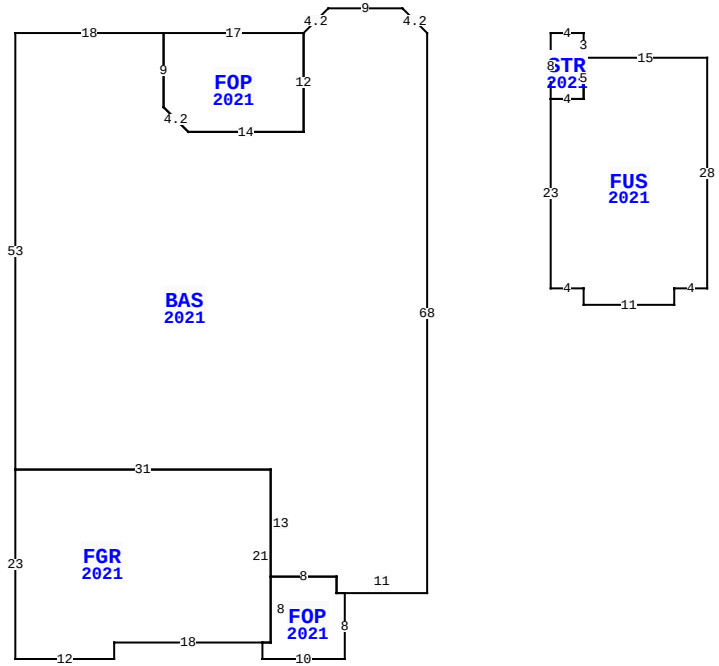
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2,756	260,911
FGR	675	55	371	35,123
FOP	90	30	27	2,556
FOP	200	30	60	5,680
FUS	534	100	534	50,554
STR	32	10	3	284
TOTALS	4,287		3,751	355,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,751	104.8950	94.67	355,107	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3290 HX Base Yr 2022



94894 WINDFLOWER TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		355,107
TOTAL MARKET OB/XF VALUE		17,460
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		447,567
SOH/AGL Deduction		73,644
ASSESSED VALUE		373,923
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,923
TOTAL JUST VALUE		447,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100130	NEW CONSTR	455,784	01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0510	9/27/2021	WD	Q	I	01	403,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RANDOLPH JUSTIN E &						
2415/0032	12/07/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E12 N2 E18 FOP=[YR=2021] S2 E10 N8 W1 N2 W8 S8 W1$ E1 N21 W31$ E31 S13 E8 S2 E11 N68$ PTR=E15 STR=[YR=2021] E4 S3 FUS=[YR=2021] E15 S28 W4 S2 W11 N2 W4 N23 E4 N5$ S5 W4 N8$ W15$.

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	0855	CONC PAVER	0	100	0	0	1,396.00	SF	10.00	10.00	100	2021	2021	3	100	13,960	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 17,460

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/22/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS