

LOT 164
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

BEACH ALAN WAYNE & AJA SHARYL
94950 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0164-0000



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/LAMMT 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. 100
Units		0 100
Occupancy	00	NONE 100

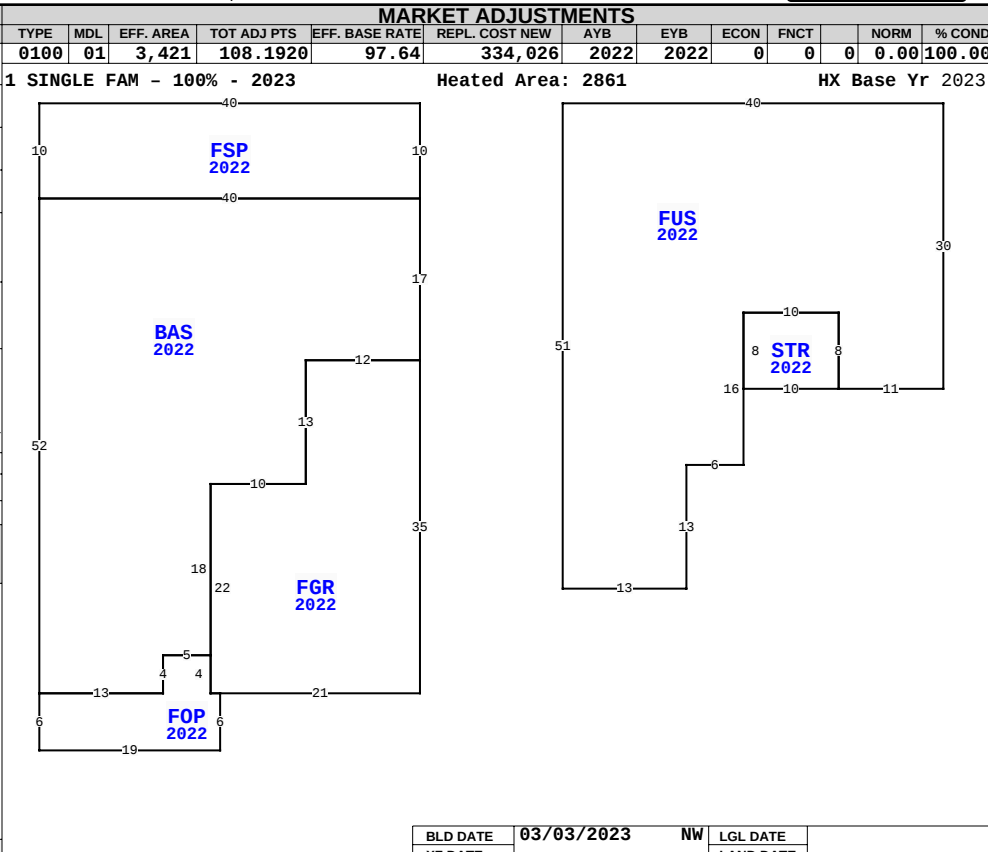
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

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

TOTALS	4,115		3,421	334,026
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	991.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



94950 WINDFLOWER TR, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
											12,269

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										334,026	
TOTAL MARKET OB/XF VALUE										12,269	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										421,295	
SOH/AGL Deduction										0	
ASSESSED VALUE										421,295	
TOTAL EXEMPTION VALUE										HX HB	50,000
BASE TAXABLE VALUE										371,295	
TOTAL JUST VALUE										421,295	
NCON VALUE										346,295	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110157	CO ISSUED	0	01/27/2022
B2110157	NEW CONSTR	418,464	08/03/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2536/0740	1/14/2022	WD	Q		I	01	439,400
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BEACH ALAN WAYNE &							
2468/1408	6/04/2021	WD	U		V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W40 S10 BAS=[YR=2022] S52 FOP=[YR=2022] S6 E19 N6 FGR=[YR=2022] E21 N35 W12 S13 W10 S22 E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N18 E10 N13 E12 N17 W40\$ E40 N10\$ PTR= E15 FUS=[YR=2022] E40 S30 W11 STR=[YR=2022] W10 N8 E10 S8\$ N8 W10 S16 W6 S13 W13 N51\$ W15\$.											