LOT 166
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

ANDERSEN PER RAGNAR & SUMMER
94966 WINDFLOWER TR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0166-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

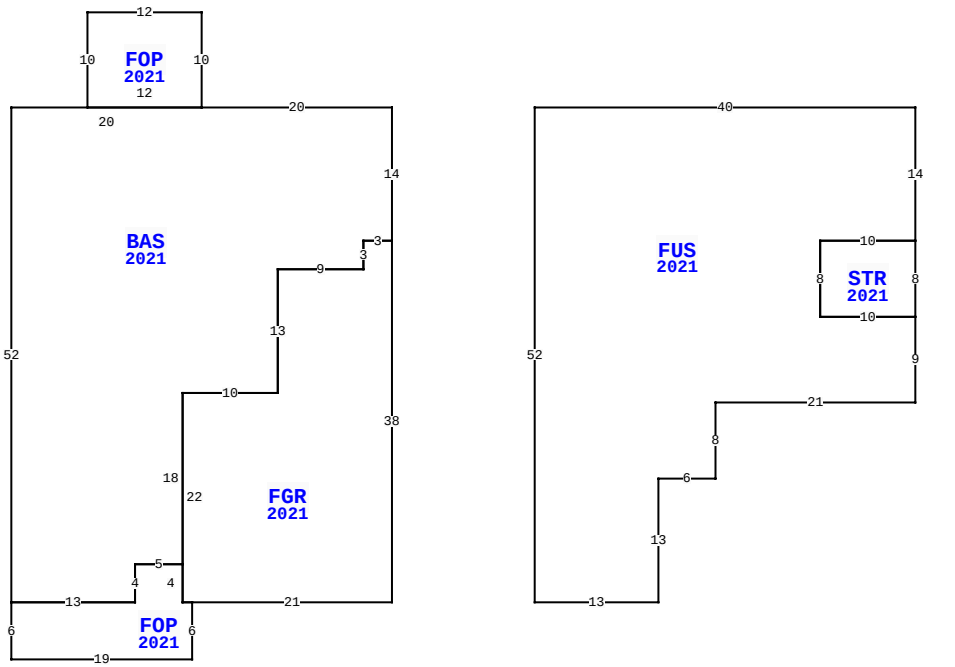
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	1,411	138,391
FGR	649	55	357	35,015
FOP	120	30	36	3,531
FOP	134	30	40	3,923
FUS	1,481	100	1,481	145,256
STR	80	10	8	785
TOTALS	3,875		3,333	326,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,333	108.6750	98.08	326,901	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2892 HX Base Yr 2022



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

94966 WINDFLOWER TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,901
TOTAL MARKET OB/XF VALUE		4,108
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,009
SOH/AGL Deduction		36,152
ASSESSED VALUE		369,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		319,857
TOTAL JUST VALUE		406,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006829	CO ISSUED	0	02/01/2021
B2006829	NEW CONSTR	486,439	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1626	1/28/2021	WD	Q	I	02	350,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSEN PER RAGNAR						
2395/1495	9/25/2020	WD	U	V	30	840,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FOP=[YR=2021] N10 W12 S10 E12$ W20 S52 FOP=[YR=2021] S6 E19 N6 FGR=[YR=2021] E21 N38 W3 S3 W9 S13 W10 S22 E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N18 E10 N13 E9 N3 E3 N14$ PTR=E15 FUS=[YR=2021] E40 S14 STR=[YR=2021] S8 W10 N8 E10$ W10 S8 E10 S9 W21 S8 W6 S13 W13 N52$ 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	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	2021	2021	3	100	4,108	

LAND DESCRIPTION

TOTAL OB/XF 4,108

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	000134	C	SFR POND	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