

LOT 170
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

PRIESS AMBER L & JASON STEVEN
94998 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0170-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,491	100	2,491	244,068
FGR	631	55	347	33,999
FOP	188	30	56	5,487
FOP	208	30	62	6,075
PTO	224	5	11	1,078
TOTALS	3,742		2,967	290,707

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	7	3	21.00	SF	6.50	6.50	100	2021	2021	3	100	137	
2	0812	CONCRETE C	0 100	0	0	1,176.00	SF	4.00	4.00	100	2021	2021	3	100	4,704	
3	0911	SCRN RM A	0 100	16	10	160.00	SF	17.50	17.50	100	2021	2021	3	97	2,716	

LAND DESCRIPTION			TOTAL OB/XF 7,557													
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
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

REVIEW DATE 01/26/2021 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,967	108.5700	97.98	290,707	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2491 HX Base Yr 2023											
94998 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2021] W17 PTO=[YR=2021] N14 W16 S14 E16\$ FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 FOP=[YR=2021] S6 E22 N6 FGR=[YR=2021] E10 S2 E18 N21 W7 N2 W22 S21 E1\$ W1 N8 W7 S8 W14\$ E14 N8 E7 N13 E22 S2 E7 N48\$.																

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						290,707						
TOTAL MARKET OB/XF VALUE						7,557						
TOTAL LAND VALUE - MARKET						75,000						
TOTAL MARKET VALUE						373,264						
SOH/AGL Deduction						12,046						
ASSESSED VALUE						361,218						
TOTAL EXEMPTION VALUE						HX HB		50,000				
BASE TAXABLE VALUE						311,218						
TOTAL JUST VALUE						373,264						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						334,727						

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS