

NETHERLAND TYLER E & CRYSTAL
95006 WINDFLOWER TR
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0171-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 60
CARPET 40

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

21003100
WOOD FRAME 100

Stories
Units
Occupancy

1.0100
0100
NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4067.200

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,9091001,909209,567
FGR4205523125,359
FOP4830141,537
FOP22430677,355

TOTALS

2,6012,221243,818

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010015345.00SF6.506.5010020202020399290

20811CONCRETE B010000608.00SF5.205.20100202020203993,130

30476VF 6 SBPL010000168.00LF32.0032.00100202020203985,268

40470VNYL GATE0100001.00UT300.00300.0010020202020398294

50462ST/AL FNC0100950380.00SF10.0010.00100202020203953,610

60463FENCE GATE0100001.00UT300.00300.0010020202020398294

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,221122.2452110.33245,04320202020000.5099.50

1 SINGLE FAM - 100% - 2021Heated Area: 1909HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE243,818
TOTAL MARKET OB/XF VALUE12,886
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE331,704
SOH/AGL Deduction0
ASSESSED VALUE331,704
TOTAL EXEMPTION VALUE13331,704
BASE TAXABLE VALUE0
TOTAL JUST VALUE331,704
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE295,812

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2411/026511/20/2020WDQI01292,400

GRANTOR:DREAM FINDERS HOMES L
GRANTEE:NETHERLAND TYLER EL
2389/00248/31/2020WDUV30560,000
GRANTOR:DFC AMELIA CONCOURSE
GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W16 BAS=[YR=2020] W24 S50 FGR=[YR=2020] S20 E21 N7 FOP=[YR=2020] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.

95006 WINDFLOWER TR, FERNANDINA BEACHFL 30470

BLD DATE03/03/2023NW
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

REVIEW DATE12/14/2020BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS