LOT 172
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

MCCARTHY PATRICK RAY & JORDANA M
95014 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0172-0000

BUILDING CHARACTERISTICS

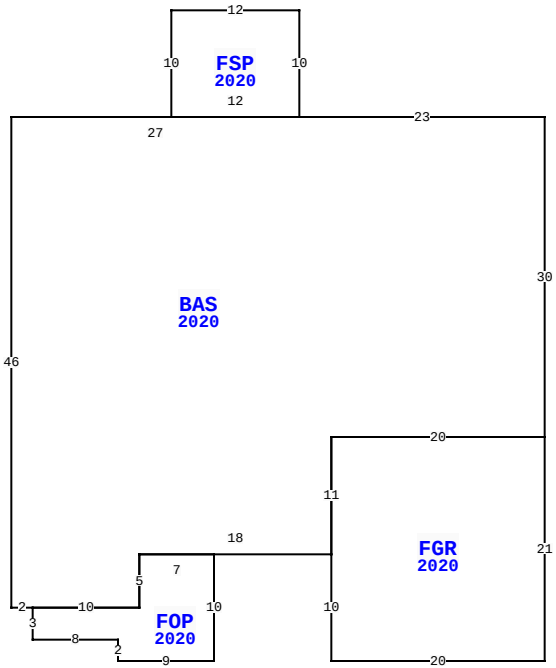
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,890	100	1,890	192,099
FGR	420	55	231	23,479
FOP	104	30	31	3,151
FSP	120	40	48	4,878
TOTALS	2,534		2,200	223,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	113.1900	102.15	224,730	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1890 HX Base Yr



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

95014 WINDFLOWER TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,606
TOTAL MARKET OB/XF VALUE		3,763
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		302,369
SOH/AGL Deduction		0
ASSESSED VALUE		302,369
TOTAL EXEMPTION VALUE	13	302,369
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		302,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203042	CO ISSUED	0	12/08/2020
B203042	NEW CONSTR	256,804	04/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0586	1/22/2021	WD	Q	I	01	296,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCARTHY PATRICK RA						
2369/0955	6/19/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FSP=[YR=2020] N10 W12 S10 E12$ W27 S46 E2
FOP=[YR=2020] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18
FGR=[YR=2020] S10 E20 N21 W20 S11$ N11 E20 N30$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2020	2020	3	99	3,377	

LAND DESCRIPTION

TOTAL OB/XF 3,763

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 12/14/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS