

LOT 21
AMELIA CONCOURSE SUB #1
PB 7/183

HUNT ROBERT WESLEY III/HINES SHELBY LYNN
95186 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	31	HARDIE BRD 70	0100	01	2,358	115.4538	109.68	258,625	2014	2014	0	0	4.15	95.85	VALUATION BY STANDARD																									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2022												Heated Area: 2087												HX Base Yr 2022													
Roof Structur	03	GABLE/HIP 100															VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100															Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												247,892											
Interior Floo	14	CARPET 60															TOTAL MARKET OB/XF VALUE												45,088											
Interior Floo	11	CLAY TILE 40															TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												367,980											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												39,068											
Bedrooms	02	WOOD FRAME 100															ASSESSED VALUE												328,912											
Bathrooms	1.	1. 100															TOTAL EXEMPTION VALUE												50,000											
Occupancy	00	NONE 100															BASE TAXABLE VALUE												278,912											
Quality															04	Quality Level 04																								
DOR CODE															0100	SINGLE FAMILY																								
MAP NUM															MKT AREA										04															
NEIGHBORHOOD/LOC															4067.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,087	100	2,087	219,403																																				
FGR	400	55	220	23,129																																				
FOP	38	30	11	1,156																																				
FOP	132	30	40	4,205																																				
TOTALS															2,657	2,358	247,892																							
EXTRA FEATURES															95186 WINDFLOWER TRL, FERNANDINA BEACH																									
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	0861	POOL GUNIT	0 100	0	0	299.00	SF	85.00	85.00	100	2021	2021	3	95	24,144																									
2	0810	CONCRETE A	0 100	0	0	723.00	SF	6.50	6.50	100	2014	2014	3	95	4,465																									
3	0476	VF 6 SBPL	0 100	0	0	216.00	LF	32.00	32.00	100	2014	2014	3	87	6,013																									
4	1134	LANDSCP BL	0 100	0	0	50.00	SF	3.00	3.00	100	2021	2021	3	100	150																									
5	0855	CONC PAVER	0 100	0	0	1,042.00	SF	10.00	10.00	100	2021	2021	3	99	10,316																									
LAND DESCRIPTION																																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																							
REVIEW DATE 09/23/2021 BY JH																																								
Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000					PRINTED 08/06/2024 BY SYS															