

LOT 23
IN OR 1888/380
AMELIA CONCOURSE SUB #1

THATCHER MARY MICHELE
95212 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	188,129
FGR	430	55	236	25,979
FOP	121	30	36	3,963
FOP	140	30	42	4,624

TOTALS 2,400 2,023 222,695

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,023	121.5249	115.45	233,555	2013	2013	0	0	0	4.65	95.35	
1 SINGLE FAM - 100% - 2014													
Heated Area: 1709													
HX Base Yr 2014													
Diagram showing lot dimensions and area calculations: - Top horizontal dimension: 29 - Right vertical dimension: 43 - Bottom horizontal dimension: 20 - Left vertical dimension: 36 - Internal horizontal dimension (top right): 11 - Internal vertical dimension (top right): 11 - Internal horizontal dimension (bottom left): 15 - Internal vertical dimension (bottom left): 21 - Internal horizontal dimension (bottom right): 20 - Internal vertical dimension (bottom right): 5 - Internal horizontal dimension (bottom left): 2 - Internal vertical dimension (bottom left): 2 - Internal horizontal dimension (bottom right): 2 - Internal vertical dimension (bottom right): 2 - Area labels: BAS 2013, FOP 2013, FGR 2013													

95212 WINDFLOWER TRL, FERNANDINA BEACH
BLD DATE 03/29/2023 NW LGL DATE
XF DATE
INC DATE
LAND DATE
AG DATE

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	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20	5.20	100	2013	2013	3	94	2,806	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2013	2013	3	85	3,264	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

LAND DESCRIPTION										TOTAL OB/XF 6,325							
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
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,695	
TOTAL MARKET OB/XF VALUE		6,325	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		304,020	
SOH/AGL Deduction		115,223	
ASSESSED VALUE		188,797	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		138,797	
TOTAL JUST VALUE		304,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327298	C0 ISSUED	0	10/21/2013
M1318515	H/AC	0	07/01/2013
B1327298	NEW CONSTR	204,484	06/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1961/1332	1/26/2015	QC	U	I	11		100
GRANTOR: DRH ENERGY INC							
GRANTEE: THATCHER MARY MICHE							
1888/0380	10/31/2013	SW	Q	I	01		171,400
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: THATCHER MARY MICHE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2013] W11 BAS=[YR=2013] W29 S36 FGR=[YR=2013] S23 E20 FOP=[YR=2013] S2 E20 N7 W20 S5 \$ N21 W15 N2 W5 \$ E5 S2 E15 S16 E20 N43 W11 N11 \$ S11 E11 N11 \$.									