LOT 25
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

LARSON ANGELA C & WILLIAM C
95240 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

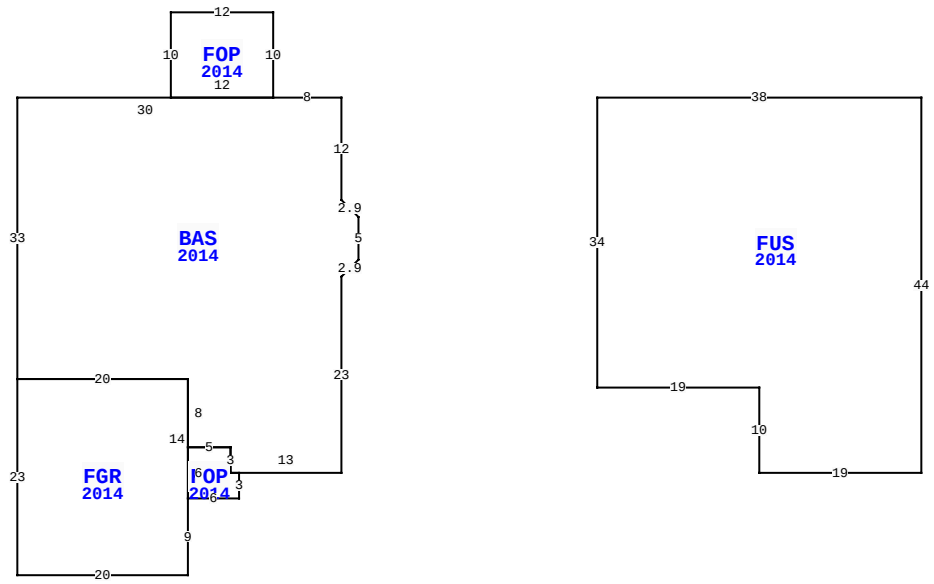
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,451	100	1,451	147,284
FGR	460	55	253	25,681
FOP	33	30	10	1,015
FOP	120	30	36	3,654
FUS	1,482	100	1,482	150,431
TOTALS	3,546		3,232	328,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,232	111.4764	105.90	342,269	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2933 HX Base Yr 2022



95240 WINDFLOWER TRL, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,065
TOTAL MARKET OB/XF VALUE		47,649
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		450,714
SOH/AGL Deduction		80,881
ASSESSED VALUE		369,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		319,833
TOTAL JUST VALUE		450,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015761	SWIM POOL	80,000	11/15/2021
B1327392	CO ISSUED	0	02/07/2014
B1327392	NEW CONSTR	332,934	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0264	8/26/2021	WD	Q	I	01	365,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: LARSON ANGELA C & W						
2443/1521	2/26/2021	WD	U	I	37	377,400
GRANTOR: PRICE DUSTY WALKER &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] N10 W12 S10 E12 $ W30 S33 FGR=[YR=2014] S23 E20 N9 FOP=[YR=2014] E6 N3 W1 N3 W5 S6 $ N14 W20 $ E20 S8 E5 S3 E13 N23 U2 R2 N5 U2 L2 N12 $ PTR= E30 FUS=[YR=2014] E38 S44 W19 N10 W19 N34 $W30 $.

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	0	0	676.00	SF	6.50	6.50	100	2014	2014	3	95	4,174	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2014	2014	3	87	6,013	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	
4	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00	85.00	100	2022	2022	3	98	31,571	
5	0855	CONC PAVER	0	100	0	0	563.00	SF	10.00	10.00	100	2022	2022	3	100	5,630	

LAND DESCRIPTION

TOTAL OB/XF 47,649

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	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS