

GONZALEZ JOSE PABLO L/E & DIAZ ANNA ISABEL L/E/
95256 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1. 100
0 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4067.00

TOTAL AREA SUBAREA MARKET VALUE

BAS2,0711002,071215,200

FGR4205523124,004

FOP3830111,143

FSP13240535,508

TOTALS2,6612,366245,853

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100012,366114.1161

EFF. BASE RATE108.41

REPL. COST NEW256,498

AYB2014

EYB2014

ECON0

FNCT0

NORM4.15

% COND95.85

SINGLE FAM - 100% - 2015

Heated Area: 2071

HX Base Yr 2015

Diagram showing building footprint (FSP) and surrounding areas (BAS, FGR, FOP).

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE245,853

TOTAL MARKET OB/XF VALUE10,513

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE331,366

SOH/AGL Deduction129,754

ASSESSED VALUE201,612

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE151,612

TOTAL JUST VALUE331,366

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE320,379

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2054/16106/21/2016WDDUII11100

GRANTOR: GONZALEZ JOSE PABLO &

GRANTEE: GONZALEZ JOSE PABLO

1901/01741/31/2014WDDQII01197,300

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GONZALEZ JOSE PABLO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 U2 L2 W6 D2 L2 W2 FSP=[YR=2014] W12 S11 E12 N11 \$ S11 W12 N11 W23 S45 FGR=[YR=2014] S20 E21 N20 W21 \$ E28 FOP=[YR=2014] S2 E10 N2 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E13 N45 \$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEDENSITYDECLFRZYRCONSRV

1000136CSFR INT100RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

EXTRA FEATURES

BLD DATE03/29/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

95256 WINDFLOWER TRL, FERNANDINA BEACH

TABLE with columns: 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.

TOTAL OB/XF10,513

REVIEW DATE05/12/2019BYKBA

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