

LOT 34
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

MILLER KRISTA M
95241 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0034-0000



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	11	CLAY TILE 70
Interior Floo	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		

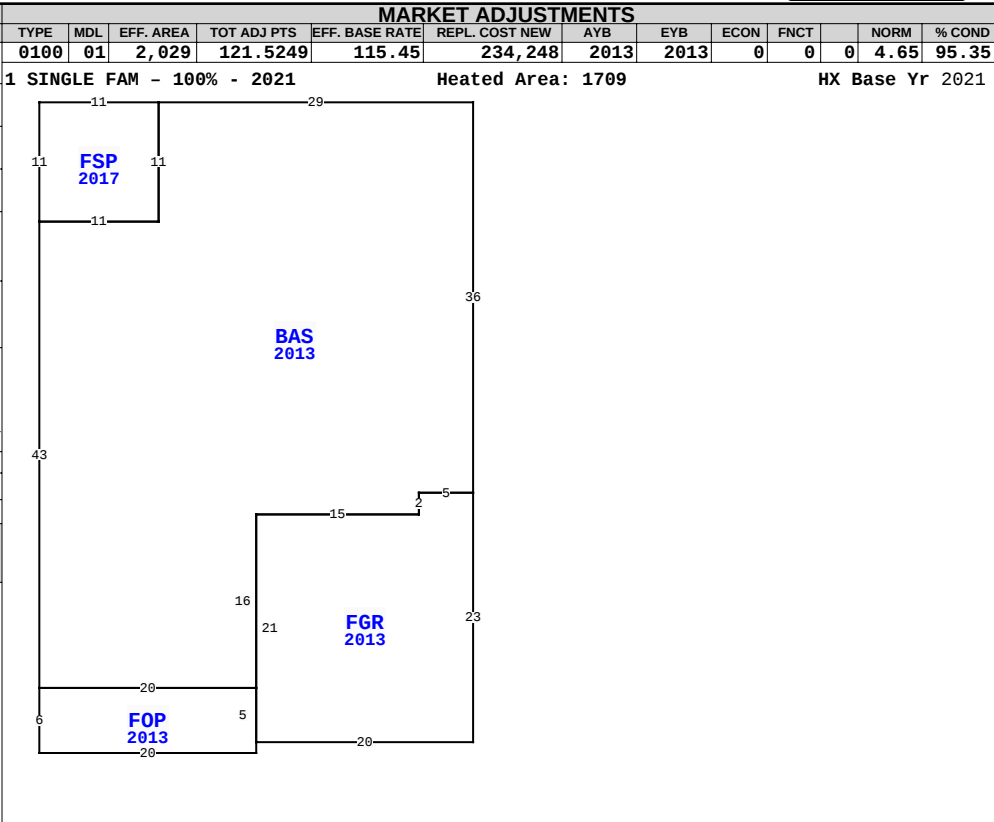
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	188,129
FGR	430	55	236	25,979
FOP	120	30	36	3,963
FSP	121	40	48	5,284

TOTALS	2,380		2,029	223,355
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	80.00	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
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95241 WINDFLOWER TRL, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC 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	664.00	SF	5.20	5.20	100	2013	2013	3	94	3,246	
2	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2013	2013	3	85	2,176	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

TOTAL OB/XF													5,677	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY																				
VALUATION BY																				STANDARD
Tax Group: 4										Tax Dist:										
BUILDING MARKET VALUE																				223,355
TOTAL MARKET OB/XF VALUE																				5,677
TOTAL LAND VALUE - MARKET																				75,000
TOTAL MARKET VALUE																				304,032
SOH/AGL Deduction																				79,868
ASSESSED VALUE																				224,164
TOTAL EXEMPTION VALUE										HX HB										50,000
BASE TAXABLE VALUE																				174,164
TOTAL JUST VALUE																				304,032
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				294,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327364	CO ISSUED	0	11/20/2013
P1316690	NEW CONSTR	0	07/01/2013
B1327364	NEW CONSTR	202,149	06/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2418/0819	12/15/2020	WD	Q	I	01	254,000	
GRANTOR: BLAIR ROBERT J & GAIL							
GRANTEE: MILLER KRISTA M							
2049/0314	5/26/2016	WD	Q	I	01	193,000	
GRANTOR: MCCLAIN THOMAS & DEVO							
GRANTEE: BLAIR ROBERT J & GA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2013] W29 FSP=[YR=2017] W11 S11 E11 N11 \$ S11 W11 S43 FOP=[YR=2013] S6 E20 N1 FGR=[YR=2013] E20 N23 W5 S2 W15 S21 \$ N5 W20 \$ E20 N16 E15 N2 E5 N36 \$.									