

LOT 35
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

REHBERG ELIZABETH VANETTE JONES/REHBERG KEVIN L
95227 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0035-0000



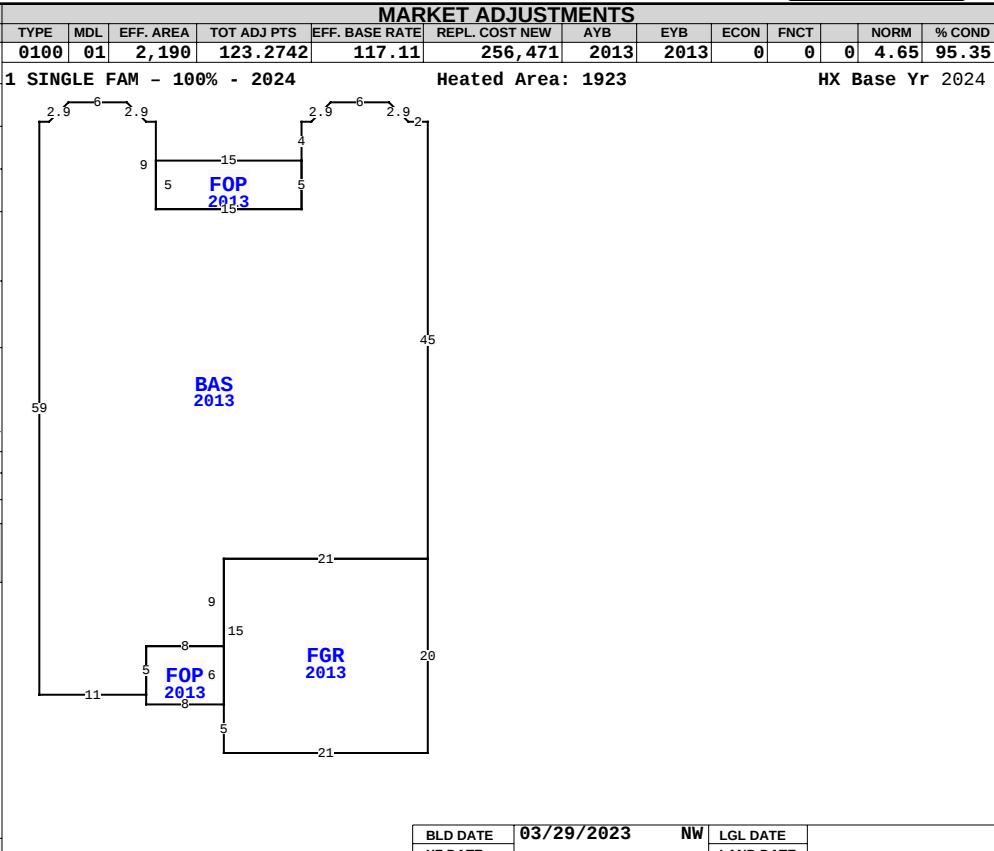
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,923	100	1,923	214,731
FGR	420	55	231	25,794
FOP	48	30	14	1,564
FOP	75	30	22	2,456
TOTALS	2,466		2,190	244,545

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	669.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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



95227 WINDFLOWER TRL, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,701											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										244,545	
TOTAL MARKET OB/XF VALUE										5,701	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										325,246	
SOH/AGL Deduction										0	
ASSESSED VALUE										325,246	
TOTAL EXEMPTION VALUE										HX HB WX 55,000	
BASE TAXABLE VALUE										270,246	
TOTAL JUST VALUE										325,246	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										314,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326905	C0 ISSUED	0	07/12/2013
M1318069	H/AC	0	05/01/2013
B1326905	SFR	220,105	02/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2668/1455	9/22/2023	WD	Q	I	02	395,000			
GRANTOR: COLLINS-MINKEL RYAN W									
GRANTEE: REHBERG ELIZABETH V									
2668/1597	9/21/2023	WD	U	I	11	100			
GRANTOR: COLLINS SARA D L									
GRANTEE: REHBERG ELIZABETH V									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W1 S4 FOP=[YR=2013] W15 S5 E15 N5 \$ S5 W15 N9 W1 U2 L2 W6 D2 L2 W1 S59 E11 FOP=[YR=2013] S1 E8 FGR=[YR=2013] S5 E21 N20 W21 S15 \$ N6 W8 S5 \$ N5 E8 N9 E21 N45 \$.											