

LOT 36
IN OR 1891/1474
EX MINERAL RIGHTS PT 1826/1193

TOOHEY WILLIAM J JR & JULIANA
95211 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0036-0000



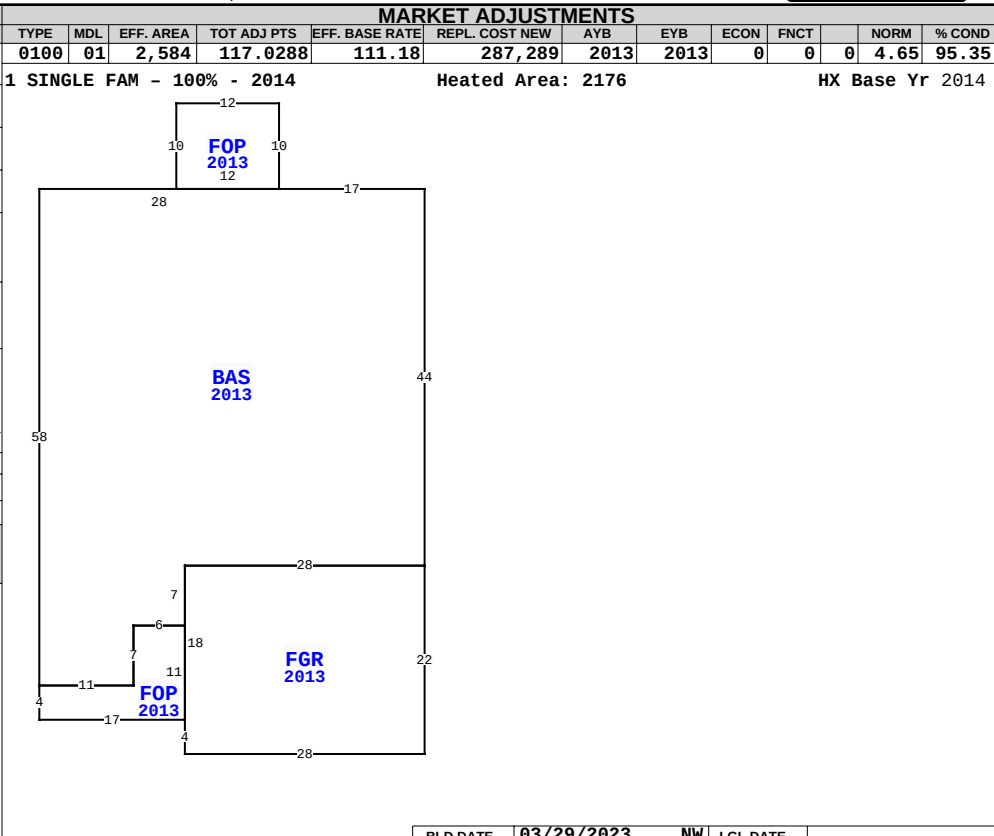
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,176	100	2,176	230,678
FGR	616	55	339	35,937
FOP	110	30	33	3,498
FOP	120	30	36	3,816

TOTALS	3,022	2,584	273,930
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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	990.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00
3	0861	POOL GUNIT	0	100	0	0	192.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	468.00	SF	10.00



95211 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	990.00	SF	5.20	5.20	100	2013	2013	3	94	4,839	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2013	2013	3	85	5,875	
3	0861	POOL GUNIT	0	100	0	0	192.00	SF	85.00	85.00	100	2013	2013	3	71	11,587	
4	0855	CONC PAVER	0	100	0	0	468.00	SF	10.00	10.00	100	2013	2013	3	94	4,399	

LAND DESCRIPTION										TOTAL OB/XF 26,700									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										273,930									
TOTAL MARKET OB/XF VALUE										26,700									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										375,630									
SOH/AGL Deduction										139,511									
ASSESSED VALUE										236,119									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										186,119									
TOTAL JUST VALUE										375,630									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										364,186									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328083	SWIM POOL	22,000	12/01/2013
E1327087	SWIMPOOL	0	12/01/2013
B1326766	CO ISSUED	0	07/05/2013
B1326766	NEW CONSTR	260,955	01/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1891/1474	11/25/2013	SW	Q	I	02	210,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: TOOHEY WILLIAM JOSE							
1826/1193	11/13/2012	WD	U	V	11	100	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: DRH ENERGY INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W17 FOP=[YR=2013] N10 W12 S10 E12 \$ W28 S58									
FOP=[YR=2013] S4 E17 FGR=[YR=2013] S4 E28 N22 W28 S18 \$ N11									
W6 S7 W11 \$ E11 N7 E6 N7 E28 N44 \$.									