

LOT 40
IN OR 1749/1891
AMELIA CONCOURSE SUB #1

GOMEZ LUIS F & LEE A
95141 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0040-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	31	HARDIE BRD 80	0100	01	2,427	114.1161	108.41	263,111	2011	2011	0	0	0	5.60	94.40	VALUATION BY													
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2012													Heated Area: 2161					HX Base Yr 2012								
Roof Structure	03	GABLE/HIP 100														Tax Group: 4					Tax Dist:								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					248,377								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					8,685								
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET					75,000								
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE					332,062								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					146,876								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					185,186								
Bedrooms	4	100														TOTAL EXEMPTION VALUE					HX HB 50,000								
Bathrooms	2	100														BASE TAXABLE VALUE					135,186								
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					332,062								
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					321,058																					
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		2,161	100	2,161	221,155																								
FGR		400	55	220	22,514																								
FOP		25	30	8	818																								
FOP		120	30	36	3,684																								
PTO		42	5	2	205																								
TOTALS		2,748		2,427	248,377																								
EXTRA FEATURES																95141 WINDFLOWER TRL, FERNANDINA BEACH													
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	712.00	SF	5.20	5.20	100	2011	2011	3	92	3,406													
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498													
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2012	2012	3	83	4,781													
LAND DESCRIPTION																		TOTAL OB/XF 8,685											
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	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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													