LOT 41
IN OR 1801/212
AMELIA CONCOURSE SUB #1

PIMENTEL SAM
95129 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0041-0000

BUILDING CHARACTERISTICS

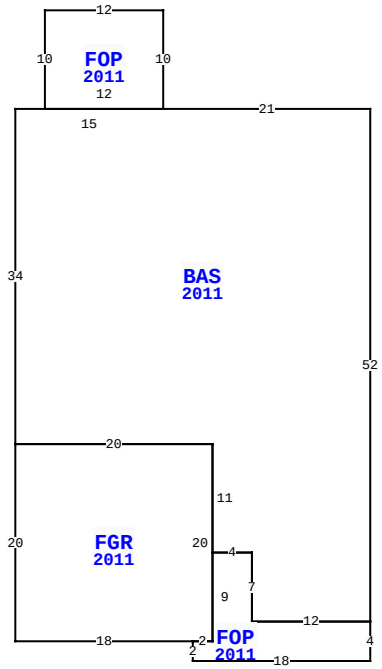
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,484	100	1,484	160,556
FGR	400	55	220	23,802
FOP	96	30	29	3,138
FOP	120	30	36	3,895
TOTALS	2,100		1,769	191,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	120.6450	114.61	202,745	2011	2011	0	0	0	5.60	94.40

1 SINGLE FAM – 0% - 0 Heated Area: 1484 HX Base Yr



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95129 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	191,391
TOTAL MARKET OB/XF VALUE	7,917
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	274,308
SOH/AGL Deduction	30,547
ASSESSED VALUE	243,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,761
TOTAL JUST VALUE	274,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24821	H/AC	0	10/03/2011
M16419	H/AC	0	08/01/2011
E23653	NEW CONSTR	0	07/01/2011
P14856	NEW CONSTR	0	06/01/2011
B24821	NEW CONSTR	169,284	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0212	7/02/2012	WD	Q	I	02	152,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PIMENTEL SAM						
1735/1129	4/15/2011	WD	U	V	30	64,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W21 FOP=[YR=2011] N10 W12 S10 E12 $ W15 S34
FGR=[YR=2011] S20 E18 FOP=[YR=2011] S2 E18 N4 W12 N7 W4 S9
W2 $ E2 N20 W20 $ E20 S11 E4 S7 E12 N52 $.

EXTRA FEATURES

LN	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	0	0	0	637.00	SF	5.20	5.20	100	2011	2011	3	92	3,047	
2	0476	VF 6 SBPL	0	0	0	0	174.00	LF	32.00	32.00	100	2012	2012	3	83	4,621	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 7,917

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		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