

LOT 43
ESMT PT OR 1752/857
AMELIA CONCOURSE SUB #1

CAMPBELL ADAM/
95105 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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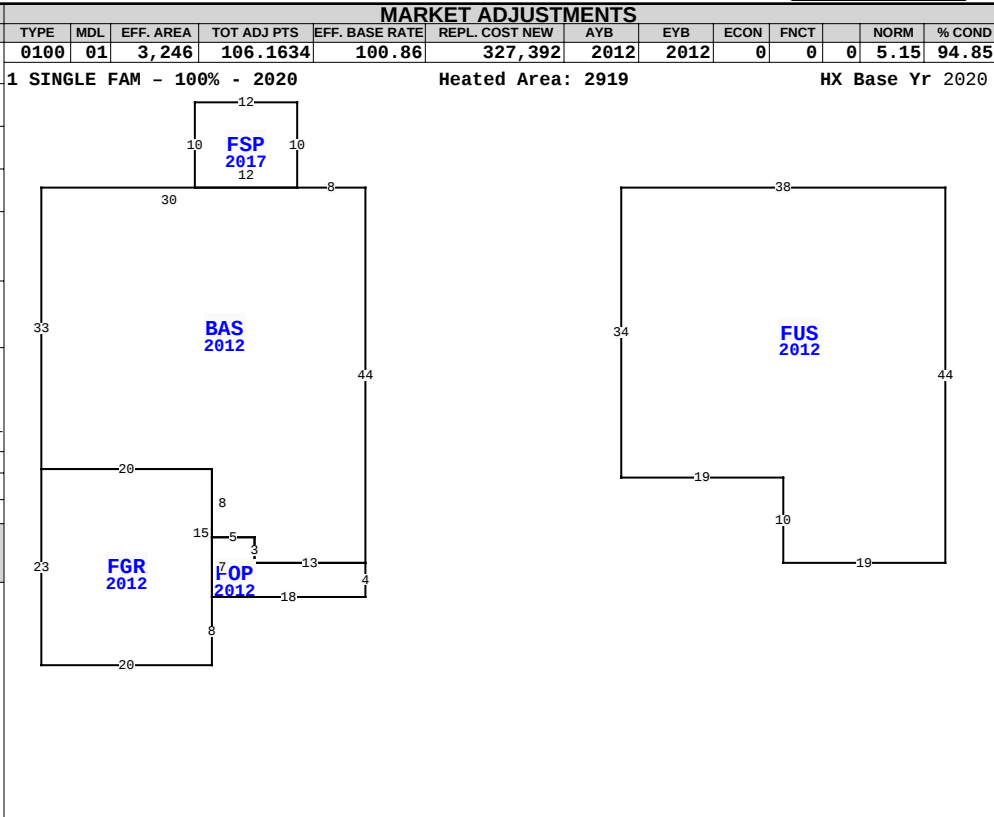
NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	137,472
FGR	460	55	253	24,204
FOP	87	30	26	2,487
FSP	120	40	48	4,592
FUS	1,482	100	1,482	141,777

TOTALS	3,586		3,246	310,531
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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	690.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	252.00	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



95105 WINDFLOWER TRL, FERNANDINA BEACH									
TOTAL OB/XF 10,279									

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					310,531				
TOTAL MARKET OB/XF VALUE					10,279				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					395,810				
SOH/AGL Deduction					117,816				
ASSESSED VALUE					277,994				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					222,994				
TOTAL JUST VALUE					395,810				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					382,020				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25274	CO ISSUED	0	02/21/2012
M16739	H/AC	0	12/01/2011
E24094	NEW CONSTR	0	11/01/2011
P15236	NEW CONSTR	0	11/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
9999/9999	7/19/2019	CN	Q	I	01	290,000			
GRANTOR:WALTER JONATHAN H & N									
GRANTEE:CAMPBELL ADAM									
2056/0361	6/10/2016	WD	Q	I	01	250,000			
GRANTOR:BLANC DRU M & TAMMY L									
GRANTEE:WALTER JONATHAN H &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W8 FSP=[YR=2017] N10 W12 S10 E12 \$ W30 S33 FGR=[YR=2012] S23 E20 N8 FOP=[YR=2012] E18 N4 W13 N3 W5 S7 \$ N15 W20 \$ E20 S8 E5 S3 E13 N44 \$ PTR= E30 FUS=[YR=2012] E38 S44 W19 N10 W19 N34 \$ W30 \$.									