

LOT 44
ESMT PT OR 1752/857
AMELIA CONCOURSE SUB #1

WIGGINS ERICK D & CLAIRE A
95091 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0044-0000



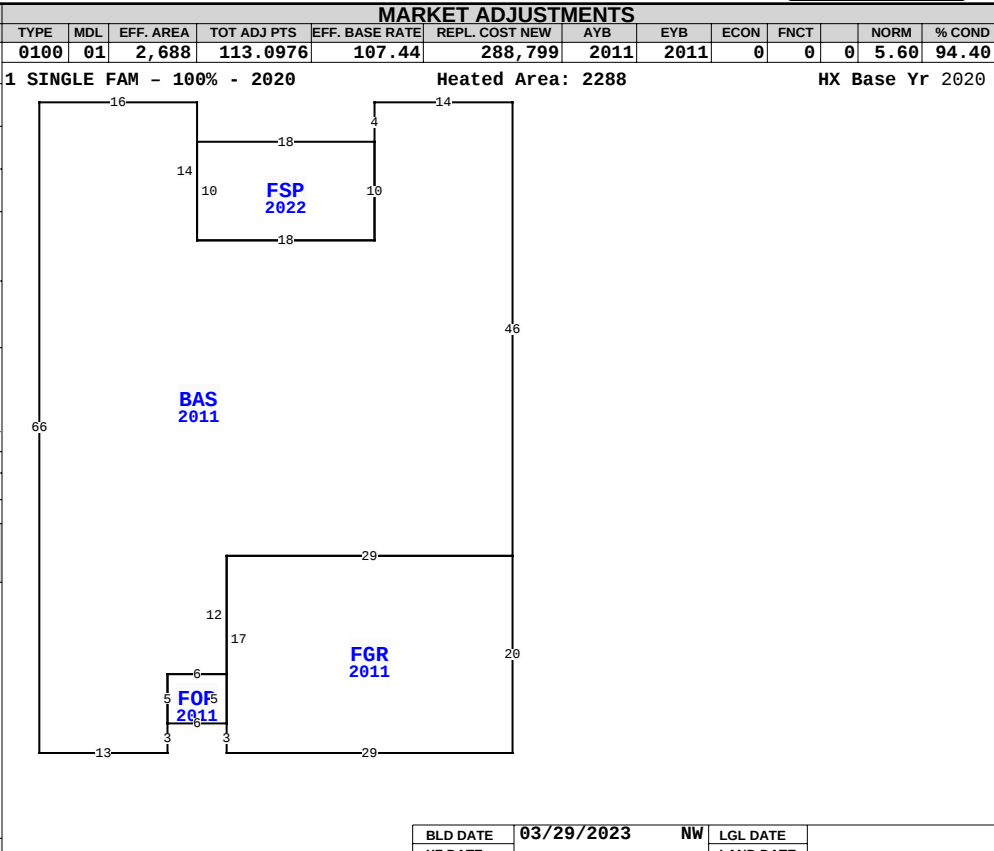
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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	2,288	100	2,288	232,057
FGR	580	55	319	32,354
FOP	30	30	9	913
FSP	180	40	72	7,303
TOTALS	3,078		2,688	272,626

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20	5.20	100
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100
3	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	100

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	1.00



TOTAL OB/XF											
8,064											

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8,064											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										272,626	
TOTAL MARKET OB/XF VALUE										8,064	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										355,690	
SOH/AGL Deduction										105,208	
ASSESSED VALUE										250,482	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										200,482	
TOTAL JUST VALUE										355,690	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										343,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24848	CO ISSUED	0	11/04/2011
M16418	H/AC	0	08/01/2011
E23598	TEMP POLE	0	07/01/2011
P14854	NEW CONSTR	0	06/01/2011
B24848	NEW CONSTR	261,522	06/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/1428	5/17/2019	WD	Q	I	01	282,500	
GRANTOR:OWENS KRISTINA C LIVI							
GRANTEE:WIGGINS ERICK D & C							
1930/0795	7/29/2014	WD	U	I	11	100	
GRANTOR:OWENS CHRISTINA L N/K							
GRANTEE:OWENS KRISTINA C TR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W14 S4 FSP=[YR=2022] W18 S10 E18 N10 \$ S10 W18 N14 W16 S66 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S3 E29 N20 W29 S17 \$ N5 W6 S5 \$ N5 E6 N12 E29 N46 \$.											