

LOT 45
AMELIA CONCOURSE SUB #1
PB 7/183

MCNAMARA MICHAEL P & MAUREEN A
95079 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0045-0000



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	13	LVT/LAMNT 70
Interior Floor	14	CARPET 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	1,789	100	1,789	182,257
FGR	387	55	213	21,700
FOP	126	30	38	3,871
FSP	120	40	48	4,890
FSP	88	40	35	3,565

TOTALS	2,510		2,123	216,284
--------	-------	--	-------	---------

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,089.00	SF	4.00	4.00
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00
4	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50
5	0811	CONCRETE B	0	100	0	0	311.00	SF	5.20	5.20
6	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50
7	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT

REVIEW DATE	10/30/2019	BY	KW
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,123	113.6016	107.92	229,114	2011	2011	0	0	5.60	94.40
1 SINGLE FAM - 100% - 2022											
Heated Area: 1789											
HX Base Yr 2022											

95079 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	0812	CONCRETE C	0	100	0	0	1,089.00	SF	4.00	4.00	100	2011	2011	3	92	4,008	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2012	2012	3	83	5,737	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
4	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2011	2011	3	92	431	
5	0811	CONCRETE B	0	100	0	0	311.00	SF	5.20	5.20	100	2012	2012	3	93	1,504	
6	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2019	2019	3	90	648	
7	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00	100	2019	2019	3	98	1,372	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT

REVIEW DATE	10/30/2019	BY	KW
-------------	------------	----	----

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	216,284		
TOTAL MARKET OB/XF VALUE	14,240		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	305,524		
SOH/AGL Deduction	29,111		
ASSESSED VALUE	276,413		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	226,413		
TOTAL JUST VALUE	305,524		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	296,059		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907308	ADDITION	7,200	08/01/2019
B24633	CO ISSUED	0	11/09/2011
M16238	NEW CONSTR	0	06/01/2011
P14765	NEW CONSTR	0	05/01/2011
E23438	NEW CONSTR	0	05/01/2011
B24633	NEW CONSTR	197,871	04/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2459/1512	5/06/2021	WD Q	Q	I	01
GRANTOR: LIGHTFOOT LORETTA M					
GRANTEE: MCNAMARA MICHAEL P					
2255/1444	2/13/2019	WD Q	Q	I	01
GRANTOR: SMITH RONALD EDWARD					
GRANTEE: LIGHTFOOT LORETTA M					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2011] W27 FSP=[YR=2016] N10 W12 FSP=[YR=2019] W8 S11 E8 N11\$ S10 E12 \$ W12 S40 FGR=[YR=2011] S18E19 FOP=[YR=2011] S2 E20 N4 W13 N8 W6 S10 W1 \$ E1 N18 W4 N3 W9 S3 W7 \$ E7 N3 E9 S3 E4 S8 E6 S8 E13 N56 \$.									