LOT 48
IN OR 2093/1023
EX MINERAL RIGHTS PT 1826/1193

WHITE JASON LEE & JENNIFER
95041 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

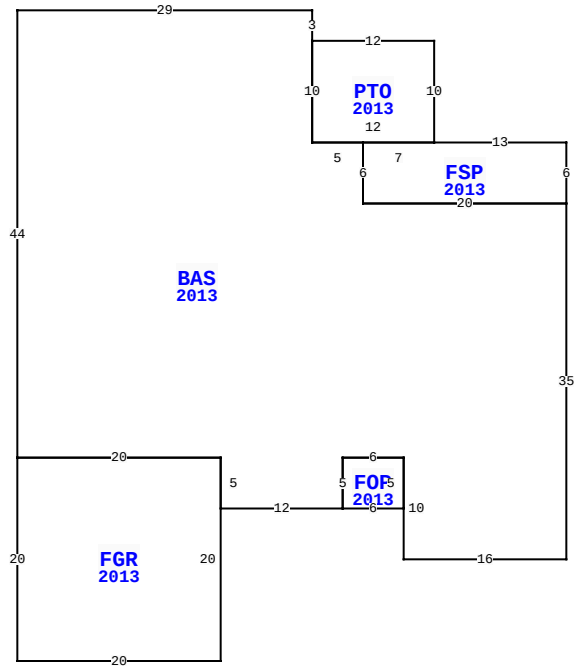
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2,151	224,952
FGR	400	55	220	23,008
FOP	30	30	9	941
FSP	120	40	48	5,020
PTO	120	5	6	627
TOTALS	2,821		2,434	254,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	115.4538	109.68	266,961	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2018 Heated Area: 2151 HX Base Yr 2018



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

95041 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,547
TOTAL MARKET OB/XF VALUE		9,450
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,997
SOH/AGL Deduction		117,031
ASSESSED VALUE		221,966
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,966
TOTAL JUST VALUE		338,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000605	ADDITION	24,926	01/11/2022
B1327194	SCREEN	1,116	05/01/2013
M1217757	H/AC	0	11/01/2012
P1216193	NEW CONSTR	0	10/01/2012
B1226520	NEW CONSTR	240,996	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1023	1/06/2017	WD	Q	I	01	227,000
GRANTOR: WEATHERSPOON AUDREY L						
GRANTEE: WHITE JASON LEE & J						
1877/1550	8/30/2013	SW	Q	I	02	202,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WEATHERSPOON WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W13 PTO=[YR=2013] N10 W12 BAS=[YR=2013] N3 W29 S44 FGR=[YR=2013] S20 E20 N20 W20 $ E20 S5 E12 FOP=[YR=2013] E6 N5 W6 S5 $ N5 E6 S10 E16 N35 W20 N6 W5 N10 $ S10 E12 $ W7 S6 E20 N6 $.

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	100	0	0	746.00	SF	5.20	5.20	100	2013	2013	3	94	3,646	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0911	SCRN RM A	0	100	0	0	144.00	SF	17.50	17.50	100	2022	2022	3	97	2,444	

LAND DESCRIPTION

TOTAL OB/XF 9,450

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	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 05/09/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS