LOT 49
IN OR 2041/1475
AMELIA CONCOURSE SUB #1

PASTERNAK JOHN G & MARY ANNE
95027 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0049-0000

BUILDING CHARACTERISTICS

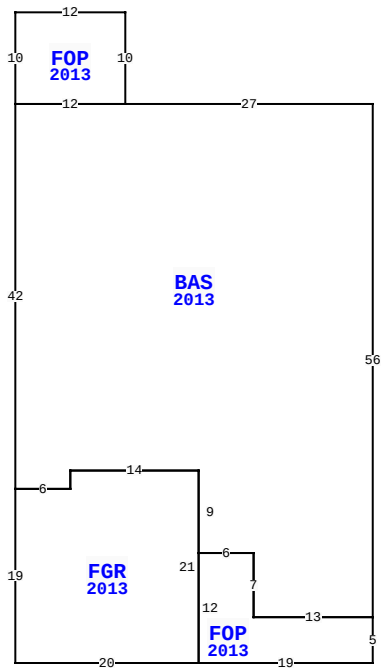
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,834	100	1,834	193,007
FGR	408	55	224	23,573
FOP	120	30	36	3,788
FOP	137	30	41	4,315
TOTALS	2,499		2,135	224,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	116.1741	110.37	235,640	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1834 HX Base Yr 2017



95027 WINDFLOWER TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,683
TOTAL MARKET OB/XF VALUE		3,216
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		302,899
SOH/AGL Deduction		101,365
ASSESSED VALUE		201,534
TOTAL EXEMPTION VALUE	VP HX HB VX	172,227
BASE TAXABLE VALUE		29,307
TOTAL JUST VALUE		302,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217799	H/AC	0	12/01/2012
P1216221	NEW CONSTR	0	11/01/2012
B1226566	NEW CONSTR	211,135	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2041/1475	4/19/2016	WD	Q	I	01	200,000
GRANTOR: DUNSHEE MICHAEL JOSEP						
GRANTEE: PASTERNAK JOHN G &						
1844/0447	2/28/2013	WD	Q	I	01	165,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUNSHEE MICHAEL JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 FOP=[YR=2013] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2013] S19 E20 FOP=[YR=2013] E19 N5 W13 N7 W6 S12 $
N21 W14 S2 W6 $ E6 N2 E14 S9 E6 S7 E13 N56 $.

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	658.00	SF	5.20	5.20	100	2013	2013	3	94	3,216	

LAND DESCRIPTION

TOTAL OB/XF 3,216

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS