

LOT 52
AMELIA CONCOURSE SUB #1
PB 7/183

MCINTYRE GREGORY MARK & ROSE MARY
95050 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0052-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 70	0100	01	2,638	112.7952	107.16	282,688	2013	2013	0	0	4.65	95.35	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2024												Heated Area: 2348												HX Base Yr 2024											
Roof Structure	03	GABLE/HIP 100													BAS 2013												FUS 2013											
Roof Cover	03	COMP SHNGL 100													FSP 2013												FGR 2013											
Interior Wall	05	DRYWALL 100													FOP 2013																							
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	2.5	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																							
NEIGHBORHOOD/LOC			4067.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,380	100	1,380	141,005																																		
FGR	421	55	232	23,705																																		
FOP	33	30	10	1,022																																		
FSP	120	40	48	4,905																																		
FUS	968	100	968	98,908																																		
TOTALS			2,922	2,638	269,543																																	
EXTRA FEATURES			95050 WINDFLOWER TRL, FERNANDINA BEACH																																			
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	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	100	2013	2013	3	94	3,260																						
2	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2013	2013	3	85	4,624																						
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255																						
4	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2013	2013	3	85	510																						
5	0911	SCRN RM A	0	100	0	0	1,122.00	SF	17.50	17.50	100	2020	2020	3	90	17,672																						
6	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00	85.00	100	2020	2020	3	93	25,691																						
7	0855	CONC PAVER	0	100	0	0	797.00	SF	10.00	10.00	100	2020	2020	3	99	7,890																						
TOTAL OB/XF			59,902																																			
LAND DESCRIPTION			TOTAL OB/XF																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000134	C	SFR POND	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 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																						