

LOT 53
AMELIA CONCOURSE SUB #1
PB 7/183

KUCHARSKI ALISON M/VARHOL VILIAM
95072 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0053-0000



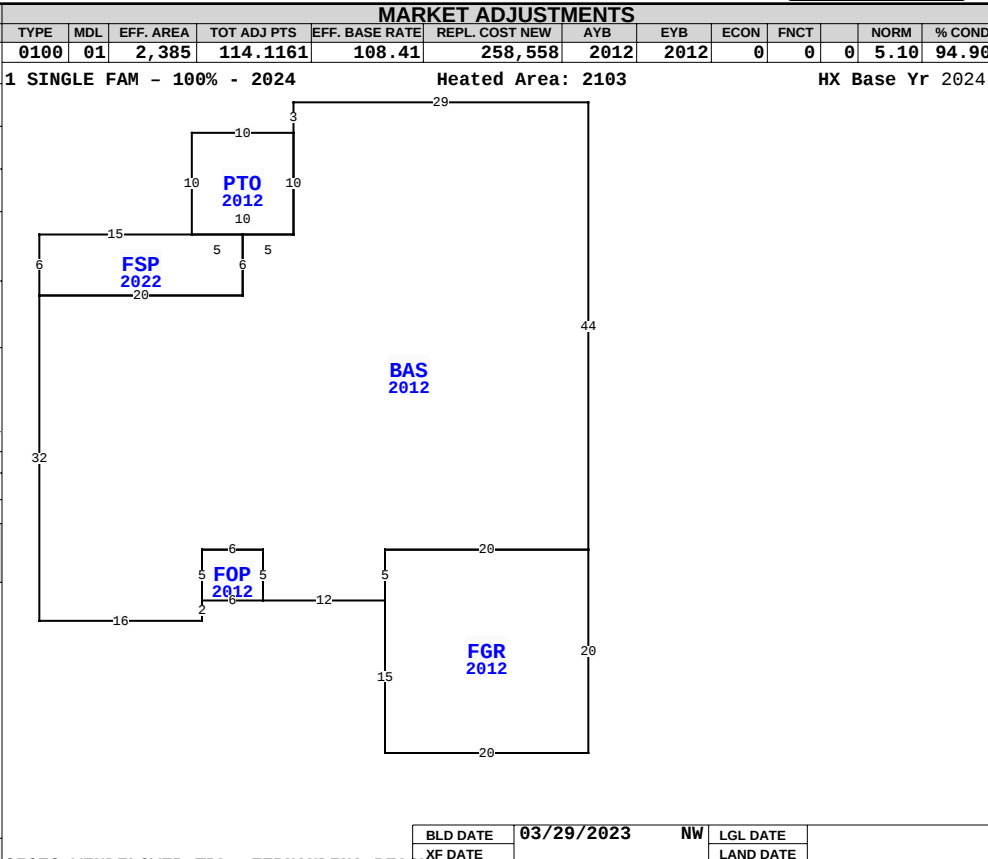
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	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	2,103	100	2,103	216,359
FGR	400	55	220	22,634
FOP	30	30	9	926
FSP	120	40	48	4,939
PTO	100	5	5	514
TOTALS	2,753		2,385	245,372

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	703.00	SF	5.20	5.20	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	
4	0479	VF PICKET	0	100	0	0	55.00	LF	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	NOTES
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	



TOTAL OB/XF											
95072 WINDFLOWER TRL, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										245,372	
TOTAL MARKET OB/XF VALUE										4,903	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										325,275	
SOH/AGL Deduction										0	
ASSESSED VALUE										325,275	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										275,275	
TOTAL JUST VALUE										325,275	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										314,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26137	CO ISSUED	0	09/26/2012
M17475	H/AC	0	08/01/2012
E25209	NEW CONSTR	0	07/01/2012
B26137	NEW CONSTR	236,595	06/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0788	2/24/2023	WD	Q	I	01	413,000
GRANTOR: JONES SHELLBY YVETTE						
GRANTEE: KUCHARSKI ALISON M						
2546/0258	2/07/2022	QC	U	I	11	100
GRANTOR: JONES TODD W & SHELLB						
GRANTEE: JONES SHELLBY YVETT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W29 S3 PTO=[YR=2012] W10 S10 FSP=[YR=2022] W15 S6 E20 N6 W5 \$ E10 N10 \$ S10 W5 S6 W20 S32 E16 N2 FOP=[YR=2012] E6 N5 W6 S5 \$ N5 E6 S5 E12 FGR=[YR=2012] S15 E20 N20 W20 S5 \$ N5 E20 N44 \$.											