

LOT 54
AMELIA CONCOURSE SUB #1
PB 7/183

COLLINS DAVID H & MERCEDES ACOSTA
95098 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

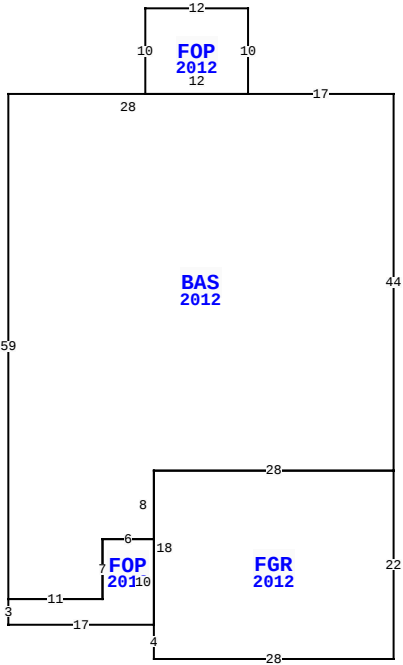
30-2N-28-0150-0054-0000



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	2,193	100	2,193	221,019
FGR	616	55	339	34,166
FOP	93	30	28	2,822
FOP	120	30	36	3,628
TOTALS	3,022		2,596	261,635

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,596	111.7872	106.20	275,695	2012	2012	0	0	5.10	94.90
1 SINGLE FAM - 100% - 2021 Heated Area: 2193 HX Base Yr 2021											
											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		261,635	
TOTAL MARKET OB/XF VALUE		8,890	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		345,525	
SOH/AGL Deduction		86,462	
ASSESSED VALUE		259,063	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		209,063	
TOTAL JUST VALUE		345,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,916	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25836	CO ISSUED	0	07/18/2012
E24993	ELEC OTHER	0	05/01/2012
M17136	H/AC	0	05/01/2012
P15829	NEW CONSTR	0	04/01/2012
B25836	NEW CONSTR	256,922	03/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2365/0708	6/02/2020	WD	Q	I	01
GRANTOR: MIRANDA JEANEVETTE & GRANTEE: COLLINS DAVID H & M					
2024/1291	1/08/2016	QC	U	I	11
GRANTOR: DRH ENERGY INC GRANTEE: MIRANDA JEANEVETTE					

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	1,020.00	SF	4.00	4.00	100	2012	2012	3	93	3,794	
2	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	
3	0476	VF 6 SBPL	0 100	0	0	165.00	LF	32.00	32.00	100	2012	2012	3	83	4,382	
4	0479	VF PICKET	0 100	0	0	56.00	LF	10.00	10.00	100	2012	2012	3	83	465	

LAND DESCRIPTION										TOTAL OB/XF										8,890									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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												