

LOT 55
IN OR 1772/1013
AMELIA CONCOURSE SUB #1

PERSAUD TILLAK & HERIBERTA S
95120 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0055-0000



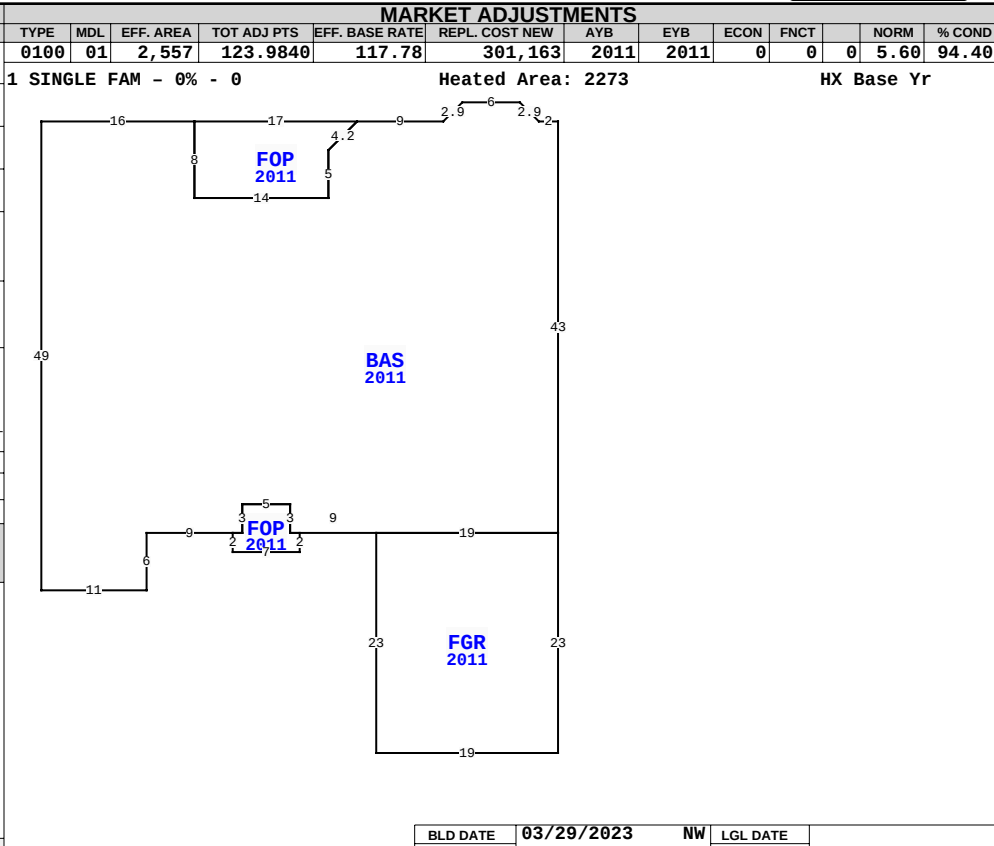
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,273	100	2,273	252,722
FGR	437	55	240	26,684
FOP	29	30	9	1,001
FOP	117	30	35	3,891
TOTALS	2,856		2,557	284,298

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	715.00	SF	5.20	5.20	100	2011
2	0476	VF 6 SBPL	0	0	0	157.00	LF	32.00	32.00	100	2011
3	0479	VF PICKET	0	0	0	73.00	LF	10.00	10.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		RSF-2	0.00	0.00	1.00	LT	1.00



95120 WINDFLOWER TRL, FERNANDINA BEACH					XF DATE				LAND DATE	
					INC DATE				AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
715.00	SF	5.20	5.20	100	2011	2011	3	92	3,421	
157.00	LF	32.00	32.00	100	2011	2011	3	81	4,069	
73.00	LF	10.00	10.00	100	2011	2011	3	81	591	

TOTAL OB/XF											
8,081											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		284,298	
TOTAL MARKET OB/XF VALUE		8,081	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		367,379	
SOH/AGL Deduction		30,870	
ASSESSED VALUE		336,509	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		336,509	
TOTAL JUST VALUE		367,379	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25164	CO ISSUED	0	12/21/2011
E23976	NEW CONSTR	0	11/01/2011
M16647	H/AC	0	11/01/2011
P15022	NEW CONSTR	0	10/01/2011
B25164	NEW CONSTR	251,922	09/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1772/1013	12/29/2011	WD	Q	I	02
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: PERSAUD TILLAK & HE					214,900
1770/1104	12/16/2011	WD	U	I	11
GRANTOR: D R HORTON INC-JACKSO					100
GRANTEE: DRH ENERGY INC					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2011] W2 U2 L2 W6 D2 L2 W9 FOP=[YR=2011] W17 S8 E14 N5 U3 R3 \$ D3 L3 S5 W14 N8 W16 S49 E11 N6 E9 FOP=[YR=2011] S2 E7 N2 W1 N3 W5 S3 W1 \$ E1 N3 E5 S3 E9 FGR=[YR=2011] S23 E19 N23 W19 \$ E19 N43 \$.											