LOT 142
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

FERGUSON RUSSELL B & THERESA A
95011 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0142-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

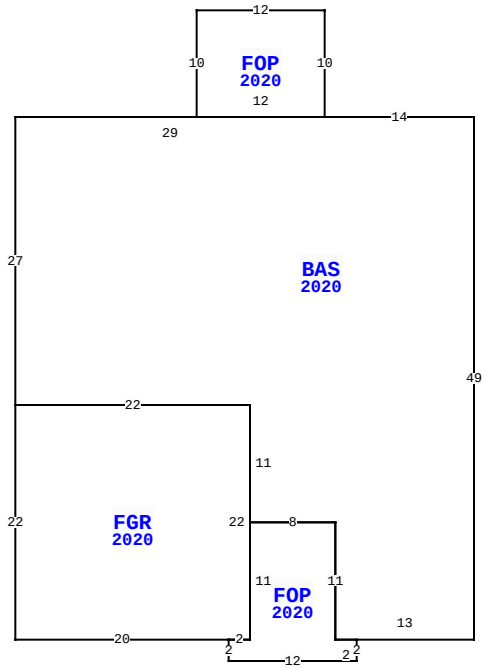
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100	1,535	175,003
FGR	484	55	266	30,327
FOP	112	30	34	3,876
FOP	120	30	36	4,105
TOTALS	2,251		1,871	213,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	121.2162	115.16	215,464	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1535 HX Base Yr



95011 WINDFLOWER TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,309
TOTAL MARKET OB/XF VALUE		4,363
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		292,672
SOH/AGL Deduction		1,154
ASSESSED VALUE		291,518
TOTAL EXEMPTION VALUE	13	291,518
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		292,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002143	CO ISSUED	0	10/27/2020
B2002143	NEW CONSTR	215,047	03/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0451	10/27/2020	WD	Q	I	01	259,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FERGUSON RUSSELL B						
2369/0955	6/19/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N10 W12 S10 E12$ W29 S27
FGR=[YR=2020] S22 E20 FOP=[YR=2020] S2 E12 N2 W2 N11 W8 S11 W2$ E2 N22 W22$ E22 S11 E8 S11 E13 N49$.

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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2020	2020	3	99	193	
2	0810	CONCRETE A	0	100	0	0	648.00	SF	6.50	6.50	100	2020	2020	3	99	4,170	

LAND DESCRIPTION

TOTAL OB/XF 4,363

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	000100	C	SFR	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 12/14/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS