

LOT 146
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

LIVATINO MICHAEL J & DANA ANNE
94963 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0146-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,560	100	2,560	262,718
FGR	622	55	342	35,098
FOP	65	30	20	2,053
FOP	208	30	62	6,363
PTO	128	5	6	616
TOTALS	3,583		2,990	306,847

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,040.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	60	4	240.00	SF	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	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,990	108.5700	103.14	308,389	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2560 HX Base Yr 2022											

94963 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,847	
TOTAL MARKET OB/XF VALUE		12,819	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		394,666	
SOH/AGL Deduction		37,906	
ASSESSED VALUE		356,760	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		306,760	
TOTAL JUST VALUE		394,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,958	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108638	NEW CONSTR	377,284	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2518/1359	11/30/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: LIVATINO MICHAEL JO					
2473/1333	6/24/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 W5 D3 L3 W6 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S13 E16 N13 W16\$ E16\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.											