LOT 147
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

BLANKENBERG RANDALL P & EDIE G
94955 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0147-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

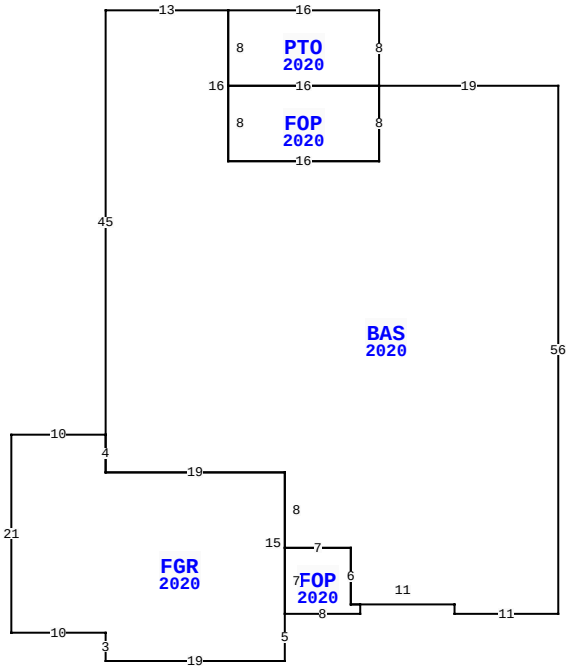
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2,319	261,171
FGR	590	55	324	36,489
FOP	50	30	15	1,689
FOP	128	30	38	4,280
PTO	128	5	6	676
TOTALS	3,215		2,702	304,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	119.7504	113.76	307,380	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2319 HX Base Yr 2021



94955 WINDFLOWER TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,306
TOTAL MARKET OB/XF VALUE		3,547
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,853
SOH/AGL Deduction		141,365
ASSESSED VALUE		241,488
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,488
TOTAL JUST VALUE		382,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005578	CO ISSUED	0	12/30/2020
B2005578	NEW CONSTR	318,052	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/1678	12/30/2020	WD	Q	I	01	289,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BLANKENBERG RANDALL						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 PTO=[YR=2020] N8 W16 S8 E16$
FOP=[YR=2020] W16 S8 E16 N8 $ S8 W16 N16 W13 S45
FGR=[YR=2020] W10 S21 E10 S3 E19 N5 FOP=[YR=2020] E8 N1 W1
N6 W7 S7$ N15 W19 N4$ S4 E19 S8 E7 S6 E11 S1 E11 N56 $.

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	0812	CONCRETE C	0	100	0	0	847.00	SF	4.00	4.00	100	2020	2020	3	99	3,354	

LAND DESCRIPTION

TOTAL OB/XF 3,547

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 01/08/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS