

LOT 149
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

PRINZI MICHAEL A JR & KATHRYN ANNE
94931 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0149-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,484	100	2,484	268,545
FGR	622	55	342	36,974
FOP	65	30	20	2,162
FOP	208	30	62	6,703
FUS	387	100	387	41,839
PTO	64	5	3	324
STR	28	10	3	324
TOTALS	3,858		3,301	356,871

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,258.00	SF	4.00	4.00	100	2022

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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,301	113.7948	108.11	356,871	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2871 HX Base Yr 2023											

94931 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											
TOTAL OB/XF 5,032											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		356,871	
TOTAL MARKET OB/XF VALUE		5,032	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		436,903	
SOH/AGL Deduction		5,287	
ASSESSED VALUE		431,616	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		381,616	
TOTAL JUST VALUE		436,903	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109165	NEW CONSTR	413,335	07/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2544/0369	2/24/2022	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: PRINZI MICHAEL ANTH					
2385/1244	8/19/2020	WD U	V	30	
GRANTOR: DFC AMELIA COUNCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W17 PTO=[YR=2022] N4 W16 S4 FOP=[YR=2022] S13 E16 N13 W16\$ E16\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E15 FUS=[YR=2022] E23 S13 STR=[YR=2022] E6 S4 W7 N4 E1\$ W1 S4 W22 N17\$ W15\$.											