

LOT 154
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

THOMPSON KENYON W & DAWN S
94883 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0154-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4067.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2,756	274,836
FGR	675	55	371	36,997
FOP	90	30	27	2,693
FSP	200	40	80	7,977
FUS	532	100	532	53,052
STR	32	10	3	299

TOTALS	4,285		3,769	375,854
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	7	4	28.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	905.00	SF	10.00	10.00	100	2020
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020

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	

REVIEW DATE	12/14/2020	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,769	106.0290	100.73	379,651	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 3288											
HX Base Yr 2023											

94883 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
12,702											

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		375,854	
TOTAL MARKET OB/XF VALUE		12,702	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		463,556	
SOH/AGL Deduction		108,641	
ASSESSED VALUE		354,915	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		304,915	
TOTAL JUST VALUE		463,556	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,555	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006202	CO ISSUED	0	12/18/2020
B2006202	NEW CONSTR	443,456	07/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/0513	4/26/2022	WD Q	I	01	
GRANTOR: PIERATTI DANIEL & TRA					
GRANTEE: THOMPSON KENYON W &					
2427/1336	1/19/2021	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: PIERATTI DANIEL & T					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2020] W18 FSP=[YR=2020] W17 S12 E14 U3 R3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 E10 FOP=[YR=2020] S8 E10 N2 FGR=[YR=2020] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W8 S2 W1\$ E1 N2 E8 N13 E31 N53\$ PTR= E15 FUS=[YR=2020] E15 STR=[YR=2020] N3 E4 S8 W4 N5\$ S5 E4 S23 W4 S2 W10 N2 W5 N28\$ W15\$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	75,000
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