

LOT 155
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

EDENFIELD MARIE FLORE & CHARLES CHRISTIAN
94875 WINDFLOWER TR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0155-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

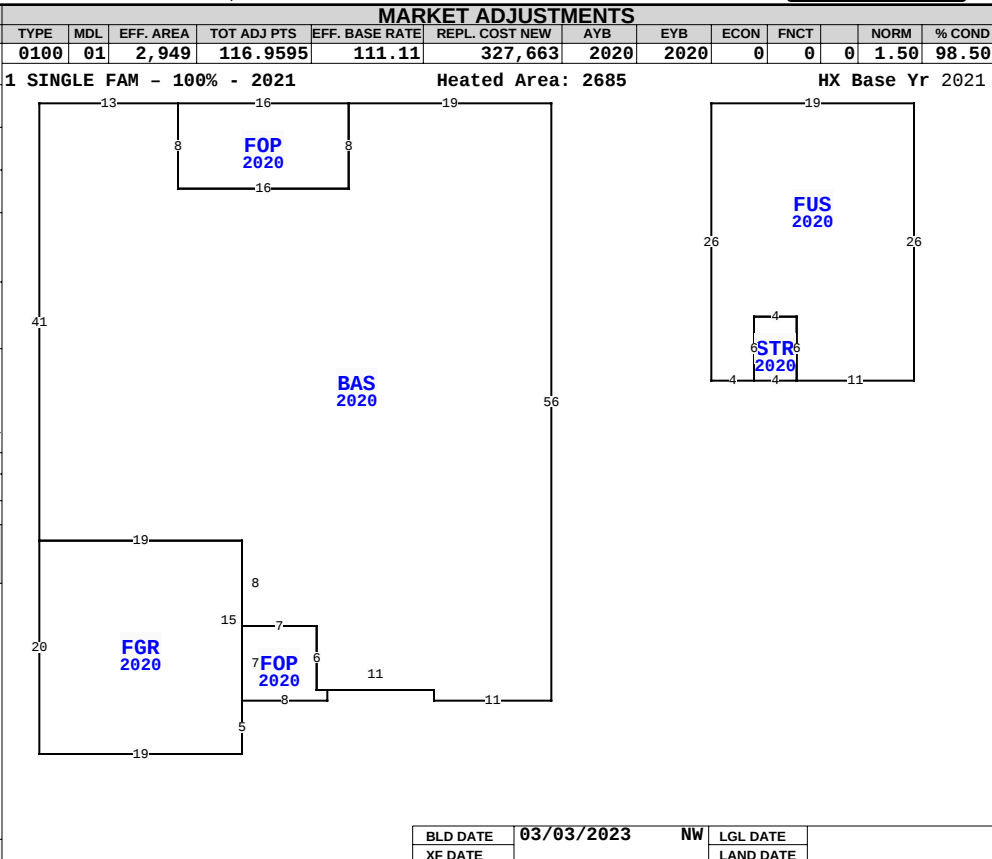
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	242,417
FGR	380	55	209	22,874
FOP	50	30	15	1,642
FOP	128	30	38	4,159
FUS	470	100	470	51,439
STR	24	10	2	219

TOTALS	3,267		2,949	322,748
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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	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0 100	0	0	590.00	SF	6.50	6.50	100	2020
3	0462	ST/AL FNC	0 100	135	0	540.00	SF	10.00	10.00	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	



94875 WINDFLOWER TR, FERNANDINA BEACH											
TOTAL OB/XF 9,051											

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1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		322,748	
TOTAL MARKET OB/XF VALUE		9,051	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		406,799	
SOH/AGL Deduction		104,080	
ASSESSED VALUE		302,719	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		252,719	
TOTAL JUST VALUE		406,799	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107540	SOLAR PANELS	28,257	06/09/2021
C2006201	CO ISSUED	0	11/25/2020
B2006201	NEW CONSTR	351,450	07/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2534/0500	1/24/2022	QC	U	I	11
GRANTOR: EDENFIELD COLEAN MELV					
GRANTEE: EDENFILED CHARLES C					
2533/1930	1/24/2022	QC	U	I	11
GRANTOR: EDENFIELD COLEAN MELV					
GRANTEE: EDENFIELD CHARLES C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W19 FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR= E15 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W15\$.											