

LOT 160
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

WEBER RYAN M & MONICA
94910 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0160-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	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	2,211	100	2,211	242,149
FGR	380	55	209	22,890
FOP	122	30	37	4,052
FOP	128	30	38	4,162
FUS	470	100	470	51,474
PTO	128	5	6	657
STR	24	10	2	219
TOTALS	3,463		2,973	325,603

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	658.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	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	2,973	115.2816	109.52	325,603	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2681 HX Base Yr 2023											
94910 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE: 01/01/2019 KB											

TOTAL OB/XF											
5,411											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,603	
TOTAL MARKET OB/XF VALUE		5,411	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		406,014	
SOH/AGL Deduction		4,600	
ASSESSED VALUE		401,414	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		351,414	
TOTAL JUST VALUE		406,014	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114889	NEW CONSTR	420,284	10/28/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2565/0593	5/19/2022	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: WEBER RYAN M & MONI					
2516/1538	11/23/2021	WD U	V	30	
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18 \$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.											