

LOT 162
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

SEELMANN JOHN W & JOHANNA L
94934 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0162-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

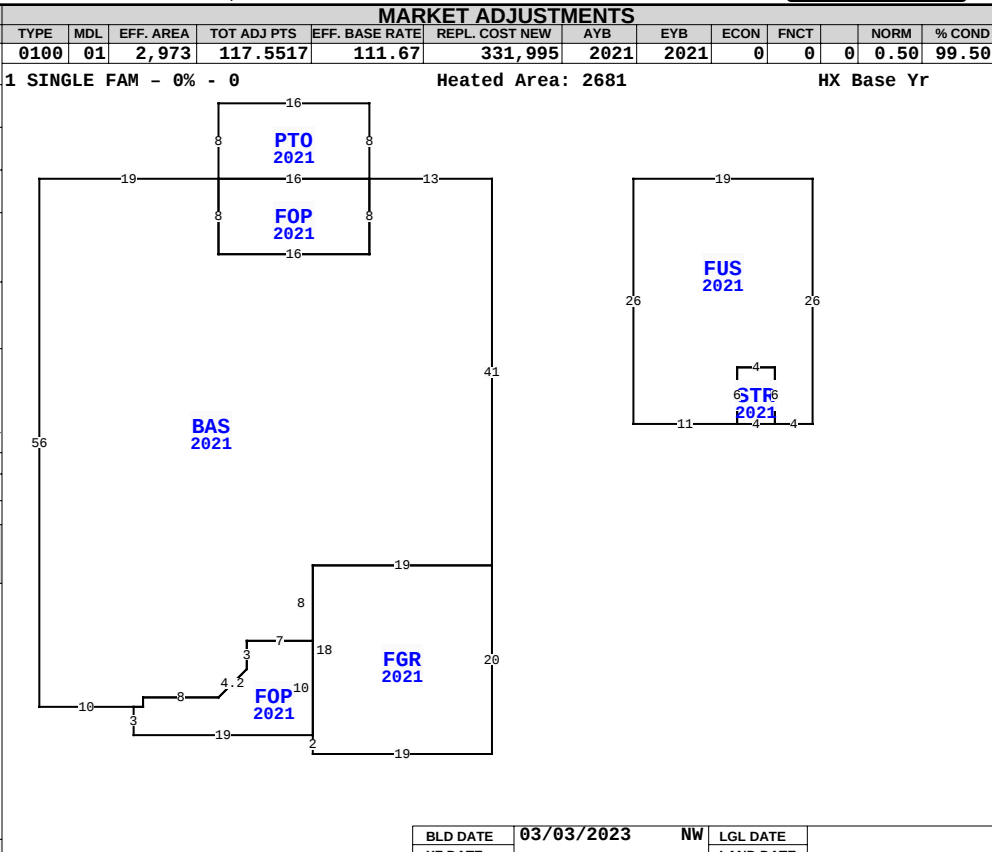
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2,211	245,667
FGR	380	55	209	23,222
FOP	122	30	37	4,111
FOP	128	30	38	4,222
FUS	470	100	470	52,223
PTO	128	5	6	667
STR	24	10	2	222
TOTALS	3,463		2,973	330,335

L N	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	0811	CONCRETE B	0	0	0	726.00	SF	5.20	5.20	100	2021	2021	3	99	3,737	

LAND DESCRIPTION			TOTAL OB/XF 3,737													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 09/22/2021 BY JH



94934 WINDFLOWER TR, FERNANDINA BEACH

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

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	117.5517	111.67	331,995	2021	2021	0	0	0.50	99.50

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,335
TOTAL MARKET OB/XF VALUE		3,737
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		409,072
SOH/AGL Deduction		0
ASSESSED VALUE		409,072
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		409,072
TOTAL JUST VALUE		409,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011225	CO ISSUED	0	06/30/2021
B2011225	NEW CONSTR	353,334	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/0371	6/30/2021	WD	Q	I	01	342,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SEELMANN JOHN W & J						
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] 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=2021] E19 S26 W4 STR=[YR=2021] N6 W4 S6 E4\$ N6 W4 S6 W11 N26\$ W15\$.																

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