

LOT 163
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

OLIVA CHRISTIAN J & KRISTEN K
94942 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0163-0000



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		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	2,204	100	2,204	244,071
FGR	399	55	219	24,252
FOP	50	30	15	1,661
FOP	120	30	36	3,987
FUS	482	100	482	53,377
PTO	120	5	6	664
STR	21	10	2	221
TOTALS	3,396		2,964	328,233

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	0 100	0	0	648.00	SF	5.20	5.20	100	2022	2022	3	100	3,370	
2	0810	CONCRETE A	0 100	0	0	36.00	SF	6.50	6.50	100	2022	2022	3	100	234	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,964	116.5647	110.74	328,233	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2686 HX Base Yr 2023											
94942 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

EXTRA FEATURES											

LAND DESCRIPTION											

REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			328,233
TOTAL MARKET OB/XF VALUE			3,604
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			406,837
SOH/AGL Deduction			4,707
ASSESSED VALUE			402,130
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			352,130
TOTAL JUST VALUE			406,837
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002262	CO ISSUED	0	11/01/2022
22004310	NEW CONSTR	430,186	03/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1175	10/21/2022	WD	Q	I	02	477,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OLIVA CHRISTIAN JES						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022] W14 PTO=[YR=2022] N8 W15 S8 FOP=[YR=2022] S8 E15 N8 W15\$ E15\$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] S3 W3 N7 E3 S4\$ N4 W3 S4 W12 N26\$ W15\$.											

TOTAL OB/XF											
3,604											

PRINTED 08/06/2024 BY SYS