LOT 167
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

ROWE JENNIFER CHRISTY & RAY MATTHEW
94974 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0167-0000

BUILDING CHARACTERISTICS

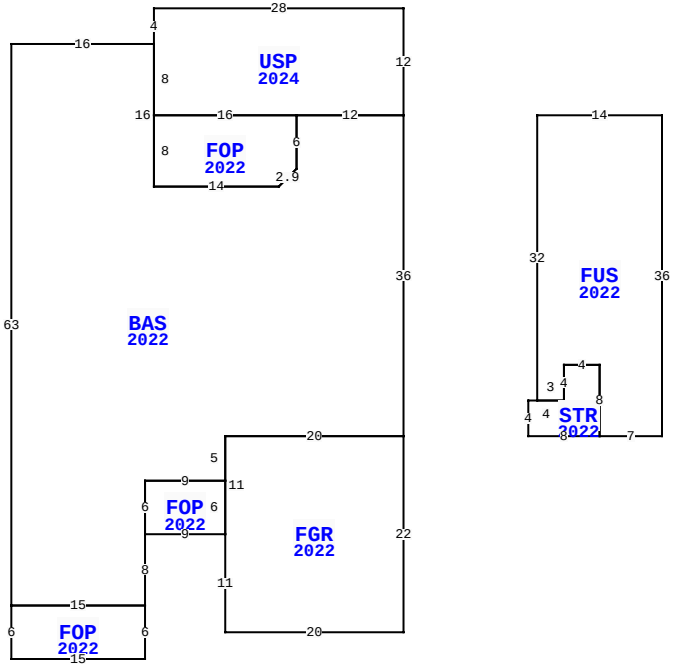
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,916	100	1,916	204,035
FGR	440	55	242	25,771
FOP	54	30	16	1,704
FOP	90	30	27	2,875
FOP	126	30	38	4,047
FUS	460	100	460	48,985
STR	48	10	5	532
USP	336	30	101	10,755
TOTALS	3,470		2,805	298,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,805	112.0896	106.49	298,704	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2376 HX Base Yr 2023



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

94974 WINDFLOWER TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,704
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		377,604
SOH/AGL Deduction		3,839
ASSESSED VALUE		373,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,765
TOTAL JUST VALUE		377,604
NCON VALUE		10,755
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001831	ADDITION	9,174	02/09/2023
B2109694	NEW CONSTR	340,775	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1591	3/10/2022	WD	Q	I	02	441,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROWE JENNIFER CHRIS						
2468/1408	6/04/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

EXTRA FEATURES

LN	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	750.00	SF	5.20	5.20	100	2022	2022	3	100	3,900	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W12 S6 D2L2 W14 N16 W16 S63 E15 N8 N6 E9 N5 E20 N36 $
FUS=[YR=2022;ORIG=15,0] E14 S36 W7 N8 W4 S4 W3 N32 $
FGR=[YR=2022;ORIG=-20,47] S11 E20 N22 W20 S11 $
FOP=[YR=2022;ORIG=-12,0] W16 S8 E14 U2R2 N6 $
FOP=[YR=2022;ORIG=-44,55] S6 E15 N6 W15 $
FOP=[YR=2022;ORIG=-29,47] E9 N6 W9 S6 $
STR=[YR=2022;ORIG=22,36] W8 N4 E4 N4 E4 S8 $
PTR=[ORIG=0,0] E15 W15 $
USP=[YR=2024;ORIG=0,-12] W28 S4 S8 E16 E12 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS