

LOT 170
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

PRIESS AMBER L & JASON STEVEN
94998 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0170-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 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	2,491	100	2,491	255,637
FGR	631	55	347	35,611
FOP	188	30	56	5,747
FOP	208	30	62	6,363
PTO	224	5	11	1,129
TOTALS	3,742		2,967	304,486

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	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2021	2021	3	99	135	
2	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00	4.00	100	2021	2021	3	99	4,657	
3	0911	SCRN RM A	0	100	16	10	160.00	SF	17.50	17.50	100	2021	2021	3	93	2,604	

LAND DESCRIPTION			TOTAL OB/XF 7,396														
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	LAND VALUE
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 01/26/2021 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,967	108.5700	103.14	306,016	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 2491											
HX Base Yr 2023											

94998 WINDFLOWER TR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,486	
TOTAL MARKET OB/XF VALUE		7,396	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		386,882	
SOH/AGL Deduction		14,827	
ASSESSED VALUE		372,055	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		322,055	
TOTAL JUST VALUE		386,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103327	SCRN ENCLSR	4,000	03/19/2021
C2006134	CO ISSUED	0	01/13/2021
B2006134	NEW CONSTR	345,732	09/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2425/1391	1/14/2021	WD	Q	I	01	316,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PRIESS AMBER L & JA							
2385/1244	8/19/2020	WD	U	V	30	630,000	
GRANTOR: DFC AMELIA COUNCOURSE							
GRANTEE: DREAM FINDERS HOMES							

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

BUILDING DIMENSIONS									
BAS=[YR=2021] W17 PTO=[YR=2021] N14 W16 S14 E16\$									
FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67									
FOP=[YR=2021] S6 E22 N6 FGR=[YR=2021] E10 S2 E18 N21 W7 N2									
W22 S21 E1\$ W1 N8 W7 S8 W14\$ E14 N8 E7 N13 E22 S2 E7 N48\$.									