

LOT 171  
AMELIA CONCOURSE PH 3 UNIT A  
OR 2365/1252

NETHERLAND TYLER E & CRYSTAL  
95006 WINDFLOWER TR  
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0171-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                            |                      |                                       |             |                |                |                | MARKET ADJUSTMENTS |         |             |        |         |                   |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------|----------------------|---------------------------------------|-------------|----------------|----------------|----------------|--------------------|---------|-------------|--------|---------|-------------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                       | MDL                  | EFF. AREA                             | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                | ECON    | FNCT        | NORM   | % COND  | VALUATION SUMMARY |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0100                       | 01                   | 2,221                                 | 122.2452    | 116.13         | 257,925        | 2020           | 2020               | 0       | 0           | 1.00   | 99.00   | STANDARD          |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2021 |                      |                                       |             |                |                |                |                    |         |             |        |         |                   | Heated Area: 1909 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   | HX Base Yr        |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 11               | CLAY TILE 60   |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 40      |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 2 100          |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 3 100          |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 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                                                                                                                                        | 1,909            | 100            | 1,909                      | 219,475              |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                        | 420              | 55             | 231                        | 26,558               |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 48               | 30             | 14                         | 1,610                |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 224              | 30             | 67                         | 7,703                |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,601                      | 2,221                | 255,346                               |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                            |                      | 95006 WINDFLOWER TR, FERNANDINA BEACH |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                      | 15                   | 3                                     | 45.00       | SF             | 6.50           | 6.50           | 100                | 2020    | 2020        | 3      | 99      | 290               |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0811             | CONCRETE B     | 0 100                      | 0                    | 0                                     | 608.00      | SF             | 5.20           | 5.20           | 100                | 2020    | 2020        | 3      | 99      | 3,130             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0476             | VF 6 SBPL      | 0 100                      | 0                    | 0                                     | 168.00      | LF             | 32.00          | 32.00          | 100                | 2020    | 2020        | 3      | 96      | 5,161             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                          | 0470             | VNYL GATE      | 0 100                      | 0                    | 0                                     | 1.00        | UT             | 300.00         | 300.00         | 100                | 2020    | 2020        | 3      | 96      | 288               |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                          | 0462             | ST/AL FNC      | 0 100                      | 95                   | 0                                     | 380.00      | SF             | 10.00          | 10.00          | 100                | 2020    | 2020        | 3      | 93      | 3,534             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                          | 0463             | FENCE GATE     | 0 100                      | 0                    | 0                                     | 1.00        | UT             | 300.00         | 300.00         | 100                | 2020    | 2020        | 3      | 96      | 288               |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 12,691                                                                                                                         |                  |                |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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 | 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 12/14/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS |                  |                |                            |                      |                                       |             |                |                |                |                    |         |             |        |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |