

LOT 172
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

MCCARTHY PATRICK RAY & JORDANA M
95014 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0172-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

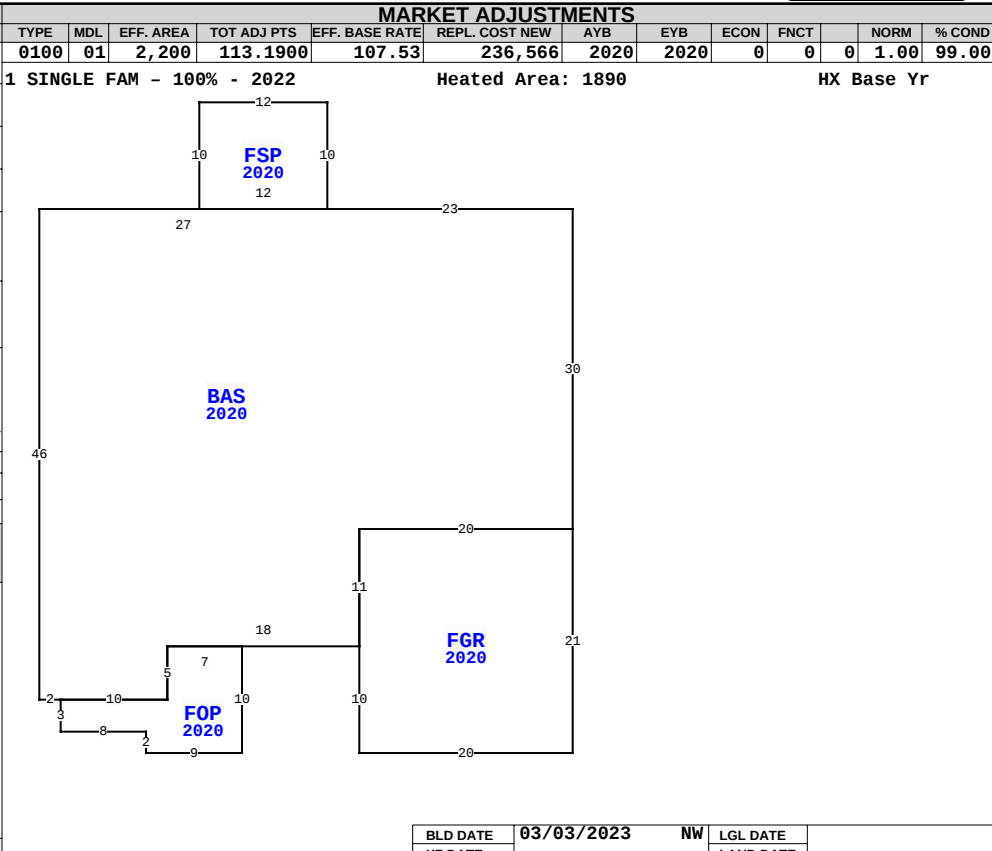
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	201,200
FGR	420	55	231	24,591
FOP	104	30	31	3,300
FSP	120	40	48	5,109
TOTALS	2,534		2,200	234,200

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	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2020	2020	3	99	3,377	

LAND DESCRIPTION			TOTAL OB/XF 3,763													
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 12/14/2020 BY KW



95014 WINDFLOWER TR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF 3,763																
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,200	
TOTAL MARKET OB/XF VALUE		3,763	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		312,963	
SOH/AGL Deduction		1,523	
ASSESSED VALUE		311,440	
TOTAL EXEMPTION VALUE		13	311,440
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		312,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203042	CO ISSUED	0	12/08/2020
B203042	NEW CONSTR	256,804	04/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0586	1/22/2021	WD	Q	I	01	296,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCARTHY PATRICK RA						
2369/0955	6/19/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2020]	W23	FSP=[YR=2020]	N10	W12	S10	E12\$ W27 S46 E2
FOP=[YR=2020]	S3	E8	S2	E9	N10	W7 S5 W10\$ E10 N5 E18
FGR=[YR=2020]	S10	E20	N21	W20	S11\$	N11 E20 N30\$.

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