LOT 21
AMELIA CONCOURSE SUB #1
PB 7/183

HUNT ROBERT WESLEY III/HINES SHELBY LYNN
95186 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0021-0000

BUILDING CHARACTERISTICS

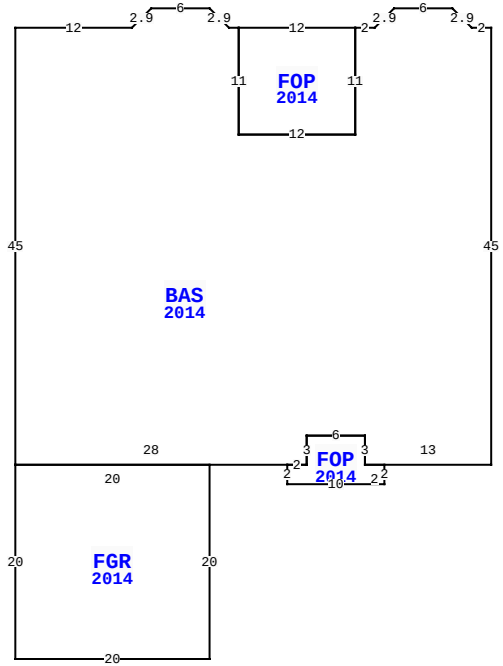
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2014	2,087	229,740
FGR	400	55	2014	220	24,218
FOP	38	30	2014	11	1,211
FOP	132	30	2014	40	4,403
TOTALS	2,657			2,358	259,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	115.4538	115.45	272,231	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2087 HX Base Yr 2022



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

95186 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,572
TOTAL MARKET OB/XF VALUE		44,395
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		388,967
SOH/AGL Deduction		50,517
ASSESSED VALUE		338,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,728
TOTAL JUST VALUE		388,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103462	SWIM POOL	48,470	03/22/2021
B1428356	CO ISSUED	0	06/16/2014
B1428356	NEW CONSTR	248,343	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/0865	10/22/2021	WD	Q	I	01	460,000
GRANTOR: SYLVESTER ROBERT L &						
GRANTEE: HUNT ROBERT WESLEY						
2400/1061	10/12/2020	WD	Q	I	01	280,000
GRANTOR: RODRIGUEZ STEVEN A &						
GRANTEE: SYLVESTER ROBERT L						

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	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00	85.00	100	2021	2021	3	93	23,636	
2	0810	CONCRETE A	0	100	0	0	723.00	SF	6.50	6.50	100	2014	2014	3	94	4,418	
3	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2014	2014	3	85	5,875	
4	1134	LANDSCP BL	0	100	0	0	50.00	SF	3.00	3.00	100	2021	2021	3	100	150	
5	0855	CONC PAVER	0	100	0	0	1,042.00	SF	10.00	10.00	100	2021	2021	3	99	10,316	

BUILDING DIMENSIONS

BAS=[YR=2014] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2014] W12 S11 E12 N11 $ S11 W12 N11 W1 U2 L2 W6 D2 L2 W12 S45 FGR=[YR=2014] S20 E20 N20 W20 $ E28 FOP=[YR=2014] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E13 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 44,395

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/23/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS