LOT 22
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

O'NEILL MICHAEL & PAMELA
95198 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0022-0000

BUILDING CHARACTERISTICS

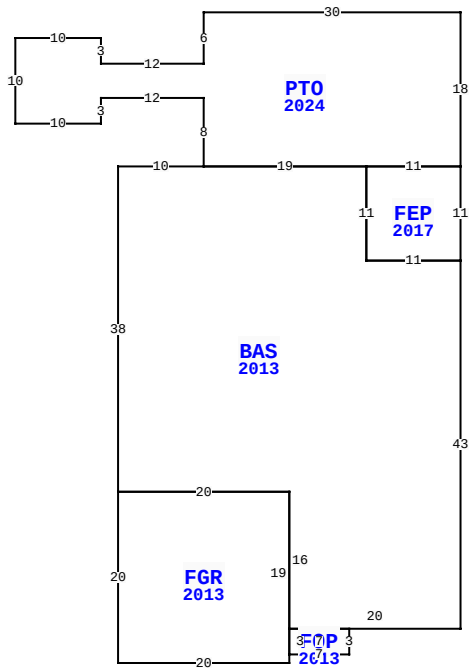
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,719	100	2013	1,719	189,412
FEP	121	80	2017	97	10,688
FGR	400	55	2013	220	24,241
FOP	21	30	2013	6	661
PTO	688	5	2024	34	3,747
TOTALS	2,949			2,076	228,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	116.1741	116.17	241,169	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1719 HX Base Yr 2024



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

95198 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,749
TOTAL MARKET OB/XF VALUE		8,024
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		321,773
SOH/AGL Deduction		11,385
ASSESSED VALUE		310,388
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,666
TOTAL JUST VALUE		321,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705560	FEP	13,775	09/01/2017
B1326961	CO ISSUED	0	07/25/2013
P1316474	NEW CONSTR	0	05/01/2013
B1326961	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0323	9/17/2021	WD	Q	I	01	390,000
GRANTOR: PAZULA BRUCE R & MARY						
GRANTEE: O'NEILL MICHAEL & P						
2058/0916	6/27/2016	WD	Q	I	01	181,000
GRANTOR: CHAPMAN CHASE ALLEN &						
GRANTEE: PAZULA BRUCE R & MA						

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	0810	CONCRETE A	0	100	0	0	642.00	SF	6.50	6.50	100	2013	2013	3	93	3,881	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2013	2013	3	83	4,143	

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=-11,0] W19 W10 S38 E20 S16 E20 N43 W11 N11 $
FGR=[YR=2013;ORIG=-40,38] S20 E20 N1 N19 W20 $
FEP=[YR=2017;ORIG=0,0] W11 S11 E11 N11 $
FOP=[YR=2013;ORIG=-20,57] E7 N3 W7 S3 $
PTO=[YR=2024;ORIG=0,0] W11 W19 N8 W12 S3 W10 N10 E10 S3 E12 N6 E30 S18 $
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LAND DESCRIPTION

TOTAL OB/XF 8,024

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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS