

THATCHER MARY MICHELE
95212 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 70								0100	01	2,023	121.5249	121.52	245,835	2013	2013	0	0	5.15	94.85	VALUATION BY								STANDARD									
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 100% - 2014										Heated Area: 1709										HX Base Yr 2014									
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										233,174									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										6,212									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										85,000									
Interior Floo	11	CLAY TILE 70																		TOTAL MARKET VALUE										324,386									
Interior Floo	14	CARPET 30																		SOH/AGL Deduction										130,114									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										194,272									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										50,722									
Bedrooms	3	100																		BASE TAXABLE VALUE										143,550									
Bathrooms	2	100																		TOTAL JUST VALUE										324,386									
Frame	02	WOOD FRAME 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE																													
Units	0	100								PREVIOUS YEAR MKT VALUE										304,020																			
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	1,709	100	2013	1,709	196,983																																		
FGR	430	55	2013	236	27,202																																		
FOP	121	30	2013	36	4,150																																		
FOP	140	30	2013	42	4,841																																		
TOTALS		2,400			2,023	233,174																																	
EXTRA FEATURES										95212 WINDFLOWER TRL, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU																			
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	0811	CONCRETE B	0 100	0	0	574.00	SF	5.20	5.20	100	2013	2013	3	93	2,776																								
2	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2013	2013	3	83	3,187																								
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249																								
LAND DESCRIPTION																	TOTAL OB/XF 6,212																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																							