LOT 24
IN OR 1866/177
EX MINERAL RIGHTS PT 1826/1193

RAGO PATRICK J
95226 WINDFLOWER TRL
FERNANIDN BEACH, FL 32034

2025

30-2N-28-0150-0024-0000

BUILDING CHARACTERISTICS

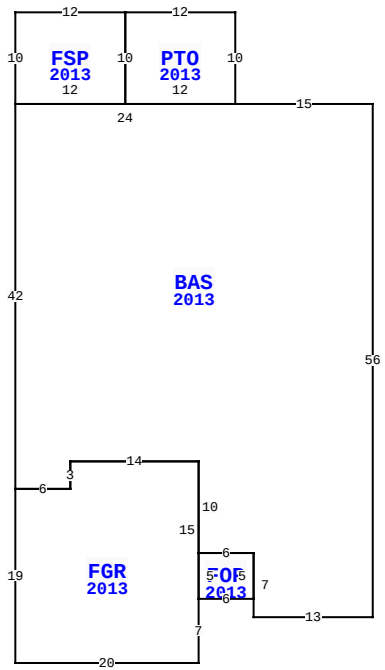
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,820	100	2013	1,820	198,361
FGR	422	55	2013	232	25,286
FOP	30	30	2013	9	981
FSP	120	40	2013	48	5,231
PTO	120	5	2013	6	654
TOTALS	2,512			2,115	230,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	115.1451	115.15	243,542	2013	2013	0	0	0	5.35	94.65

1 SINGLE FAM – 100% - 2019 Heated Area: 1820 HX Base Yr 2019



95226 WINDFLOWER TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,513
TOTAL MARKET OB/XF VALUE		3,148
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,661
SOH/AGL Deduction		105,293
ASSESSED VALUE		213,368
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,646
TOTAL JUST VALUE		318,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326904	CO ISSUED	0	06/24/2013
B1327049	ADDITION	0	05/01/2013
B1326904	SFR	211,573	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/0177	6/26/2013	WD	Q	I	02	179,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAGO PATRICK J						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 PTO=[YR=2013] N10 W12 FSP=[YR=2013] W12 S10 E12 N10 $ S10 E12 $ W24 S42 FGR=[YR=2013] S19 E20 N7 FOP=[YR=2013] E6 N5 W6 S5 $ N15 W14 S3 W6 $ E6 N3 E14 S10 E6 S7 E13 N56 $.

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	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	2013	2013	3	93	3,148	

LAND DESCRIPTION

TOTAL OB/XF 3,148

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS