LOT 26
IN OR 2054/1610
EX MINERAL RIGHTS PT 1826/1193

GONZALEZ JOSE PABLO L/E & DIAZ ANNA ISABEL L/E/
95256 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

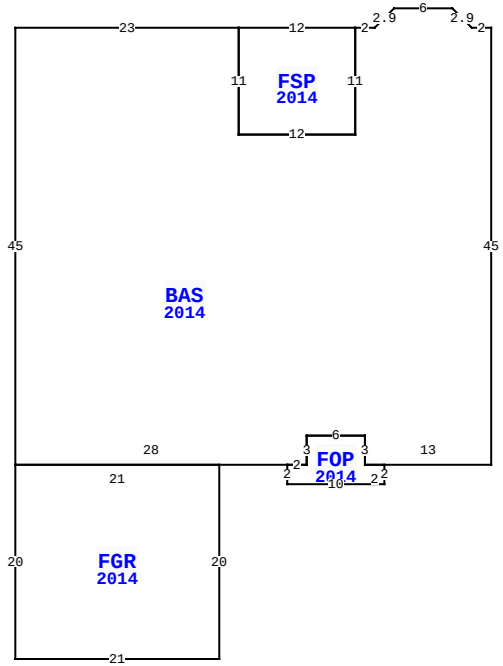
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,071	100	2014	2,071	225,353
FGR	420	55	2014	231	25,136
FOP	38	30	2014	11	1,197
FSP	132	40	2014	53	5,767
TOTALS	2,661			2,366	257,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	114.1161	114.12	270,008	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 2071 HX Base Yr 2015



95256 WINDFLOWER TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,453
TOTAL MARKET OB/XF VALUE		10,355
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,808
SOH/AGL Deduction		145,349
ASSESSED VALUE		207,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,737
TOTAL JUST VALUE		352,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327481	CO ISSUED	0	01/27/2014
P1316753	NEW CONSTR	0	08/01/2013
B1327481	NEW CONSTR	240,764	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/1610	6/21/2016	WD	U	I	11	100
GRANTOR: GONZALEZ JOSE PABLO &						
GRANTEE: GONZALEZ JOSE PABLO						
1901/0174	1/31/2014	WD	Q	I	01	197,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GONZALEZ JOSE PABLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 U2 L2 W6 D2 L2 W2 FSP=[YR=2014] W12 S11 E12 N11 $ S11 W12 N11 W23 S45 FGR=[YR=2014] S20 E21 N20 W21 $ E28 FOP=[YR=2014] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E13 N45 $.

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	686.00	SF	6.50	6.50	100	2014	2014	3	94	4,191	
2	0855	CONC PAVER	0	100	22	12	264.00	SF	10.00	10.00	100	2014	2014	3	94	2,482	
3	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2014	2014	3	85	3,427	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 10,355

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