LOT 30
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

SPYKER MATTHEW
95297 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0030-0000

BUILDING CHARACTERISTICS

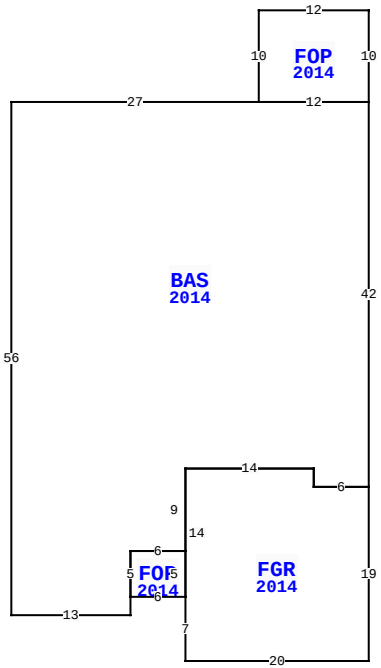
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,834	100	2014	1,834	203,690
FGR	408	55	2014	224	24,879
FOP	30	30	2014	9	999
FOP	120	30	2014	36	3,998
TOTALS	2,392			2,103	233,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	116.4828	116.48	244,957	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1834 HX Base Yr



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

95297 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,566
TOTAL MARKET OB/XF VALUE		8,635
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,201
SOH/AGL Deduction		11,199
ASSESSED VALUE		316,002
TOTAL EXEMPTION VALUE	13	316,002
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327887	CO ISSUED	0	03/01/2014
M1319089	H/AC	0	12/01/2013
B1327887	NEW CONSTR	211,621	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/0609	5/17/2021	WD	Q	I	01	270,000
GRANTOR: RAMSEY SCOTT C & NANC						
GRANTEE: SPYKER MATTHEW						
1916/0061	4/30/2014	SW	Q	I	01	196,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMSEY SCOTT C & NA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W12 S10 BAS=[YR=2014] W27 S56 E13 N2
FOP=[YR=2014] E6 FGR=[YR=2014] S7 E20 N19 W6 N2 W14 S14 $
N5 W6 S5 $ N5 E6 N9 E14 S2 E6 N42 W12 $ E12 N10 $.

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	612.00	SF	6.50	6.50	100	2014	2014	3	94	3,739	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2014	2014	3	85	4,896	

LAND DESCRIPTION

TOTAL OB/XF 8,635

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 11/19/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS