

LOT 33
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

HASSENFRATZ KARL J & MOLLY A
95255 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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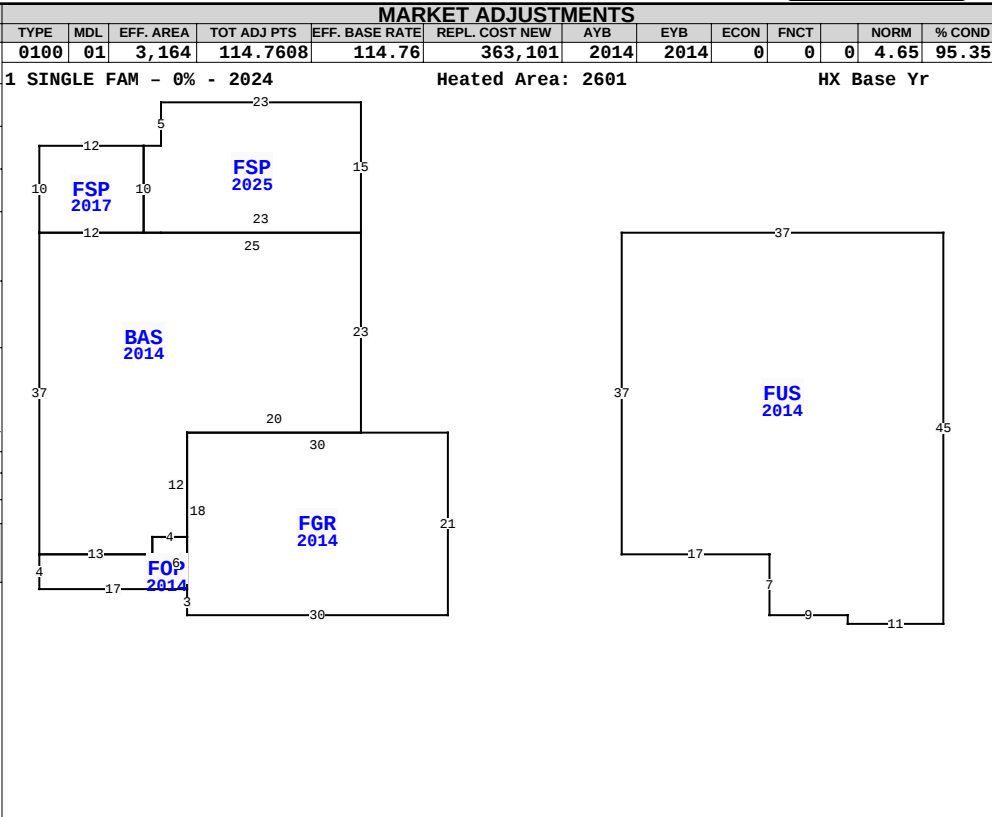
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2014	1,081	118,287
FGR	630	55	2014	346	37,861
FOP	76	30	2014	23	2,516
FSP	120	40	2017	48	5,252
FSP	365	40	2025	146	15,976
FUS	1,520	100	2014	1,520	166,324

TOTALS	3,792			3,164	346,217
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	0	1,110.00	SF	5.20	5.20
3	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00
6	0855	CONC PAVER	0	0	0	0	236.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT

REVIEW DATE 04/29/2024 BY NW



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

TOTAL OB/XF										
12,937										

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12,937										

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	346,217		
TOTAL MARKET OB/XF VALUE	12,937		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	444,154		
SOH/AGL Deduction	0		
ASSESSED VALUE	444,154		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	444,154		
TOTAL JUST VALUE	444,154		
NCON VALUE	18,336		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	405,709		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016575	MOTORIZED PERGOLA	11,074	12/29/2023
B1327936	CO ISSUED	0	04/08/2014
B1327936	NEW CONSTR	304,379	10/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2619/1518	2/10/2023	WD	Q	I	01
GRANTOR: RUSSELL JUSTIN					SALE PRICE
GRANTEE: HASSENFRATZ KARL J					
2389/1807	9/01/2020	WD	Q	I	01
GRANTOR: RICHTER SHANNON C & A					534,000
GRANTEE: RUSSELL JUSTIN					

BUILDING NOTES										
BUILDING DIMENSIONS										
FUS=[YR=2014;ORIG=30,0] E37 S45 W11 N1 W9 N7 W17 N37 \$										
BAS=[YR=2014;ORIG=0,0] W25 W12 S37 E13 N2 E4 N12 E20 N23 \$										
FGR=[YR=2014;ORIG=-20,41] S3 E30 N21 W30 S18 \$										
FSP=[YR=2017;ORIG=-25,0] N10 W12 S10 E12 \$										
FOP=[YR=2014;ORIG=-37,37] S4 E17 N6 W4 S2 W13 \$										
PTR=[ORIG=0,0] E30 W30 \$										
FSP=[YR=2025;ORIG=-25,-10] E2 N5 E23 S15 W23 W2 N10 \$										