LOT 34
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

HUNDLEY CHRISTINE
95241 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

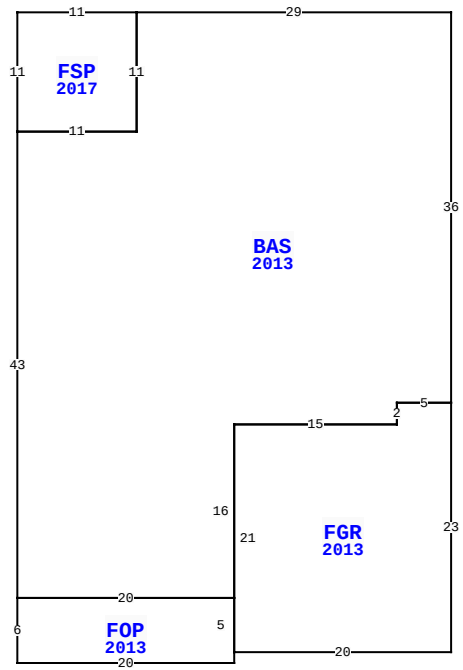
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,709	100	2013	1,709	196,983
FGR	430	55	2013	236	27,202
FOP	120	30	2013	36	4,150
FSP	121	40	2017	48	5,533
TOTALS	2,380			2,029	233,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	121.5249	121.52	246,564	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1709 HX Base Yr 2021



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

95241 WINDFLOWER TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,866
TOTAL MARKET OB/XF VALUE		5,585
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,451
SOH/AGL Deduction		93,786
ASSESSED VALUE		230,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,943
TOTAL JUST VALUE		324,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327364	CO ISSUED	0	11/20/2013
P1316690	NEW CONSTR	0	07/01/2013
B1327364	NEW CONSTR	202,149	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/966	4/09/2025	WD	Q	I	01	420,000
GRANTOR: MILLER KRISTA M						
GRANTEE: HUNDLEY CHRISTINE						
2418/0819	12/15/2020	WD	Q	I	01	254,000
GRANTOR: BLAIR ROBERT J & GAIL						
GRANTEE: MILLER KRISTA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 FSP=[YR=2017] W11 S11 E11 N11 $ S11 W11 S43 FOP=[YR=2013] S6 E20 N1 FGR=[YR=2013] E20 N23 W5 S2 W15 S21 $ N5 W20 $ E20 N16 E15 N2 E5 N36 $.

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	664.00	SF	5.20	5.20	100	2013	2013	3	93	3,211	
2	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2013	2013	3	83	2,125	
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 5,585

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