LOT 35
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

REHBERG ELIZABETH VANETTE JONES/REHBERG KEVIN L
95227 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0035-0000

BUILDING CHARACTERISTICS

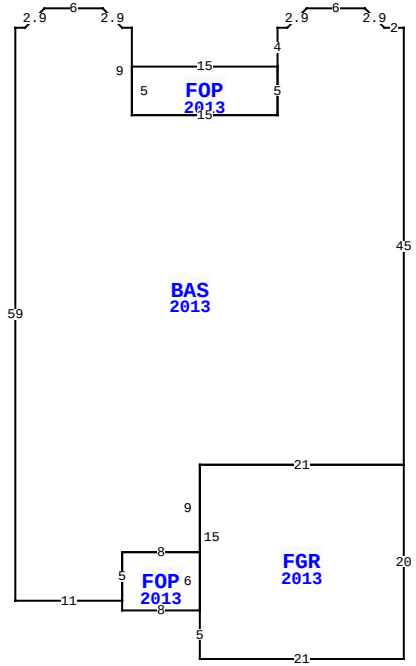
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,923	100	2013	1,923	224,840
FGR	420	55	2013	231	27,009
FOP	48	30	2013	14	1,637
FOP	75	30	2013	22	2,572
TOTALS	2,466			2,190	256,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	123.2742	123.27	269,961	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1923 HX Base Yr 2024



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

95227 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,058
TOTAL MARKET OB/XF VALUE		5,609
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		346,667
SOH/AGL Deduction		11,989
ASSESSED VALUE		334,678
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		278,956
TOTAL JUST VALUE		346,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326905	CO ISSUED	0	07/12/2013
M1318069	H/AC	0	05/01/2013
B1326905	SFR	220,105	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1455	9/22/2023	WD	Q	I	02	395,000
GRANTOR: COLLINS-MINKEL RYAN W						
GRANTEE: REHBERG ELIZABETH V						
2668/1597	9/21/2023	WD	U	I	11	100
GRANTOR: COLLINS SARA D L						
GRANTEE: REHBERG ELIZABETH V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W1 S4 FOP=[YR=2013] W15 S5 E15 N5 $ S5 W15 N9 W1 U2 L2 W6 D2 L2 W1 S59 E11 FOP=[YR=2013] S1 E8 FGR=[YR=2013] S5 E21 N20 W21 S15 $ N6 W8 S5 $ N5 E8 N9 E21 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	0811	CONCRETE B	0	100	0	0	669.00	SF	5.20	5.20	100	2013	2013	3	93	3,235	
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 5,609

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