LOT 36
IN OR 1891/1474
EX MINERAL RIGHTS PT 1826/1193

TOOHEY WILLIAM J JR & JULIANA
95211 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0036-0000

BUILDING CHARACTERISTICS

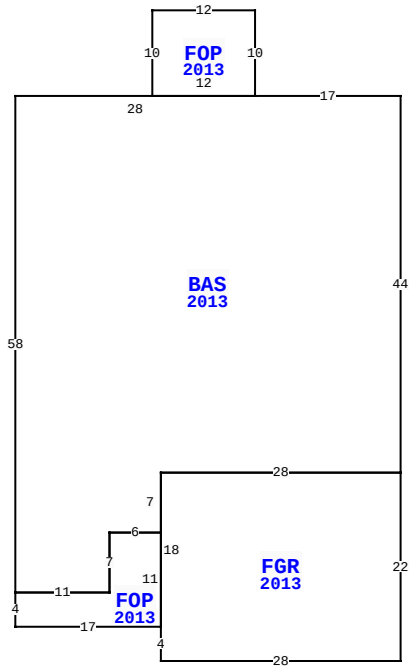
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,176	100	2013	2,176	241,542
FGR	616	55	2013	339	37,630
FOP	110	30	2013	33	3,663
FOP	120	30	2013	36	3,996
TOTALS	3,022			2,584	286,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,584	117.0288	117.03	302,406	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 2176 HX Base Yr 2014



95211 WINDFLOWER TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,832
TOTAL MARKET OB/XF VALUE		25,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,807
SOH/AGL Deduction		154,841
ASSESSED VALUE		242,966
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,244
TOTAL JUST VALUE		397,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328083	SWIM POOL	22,000	12/01/2013
E1327087	SWIMPOOL	0	12/01/2013
B1326766	CO ISSUED	0	07/05/2013
B1326766	NEW CONSTR	260,955	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1891/1474	11/25/2013	SW	Q	I	02	210,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TOOHEY WILLIAM JOSE						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N10 W12 S10 E12 $ W28 S58
FOP=[YR=2013] S4 E17 FGR=[YR=2013] S4 E28 N22 W28 S18 $ N11
W6 S7 W11 $ E11 N7 E6 N7 E28 N44 $.

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	990.00	SF	5.20	5.20	100	2013	2013	3	93	4,788	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2013	2013	3	83	5,737	
3	0861	POOL GUNIT	0	100	0	0	192.00	SF	85.00	85.00	100	2013	2013	3	68	11,098	
4	0855	CONC PAVER	0	100	0	0	468.00	SF	10.00	10.00	100	2013	2013	3	93	4,352	

LAND DESCRIPTION

TOTAL OB/XF 25,975

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