LOT 37
IN OR 2198/1402
AMELIA CONCOURSE SUB #1

WESTON PHILLIP C & SORAYA
95199 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

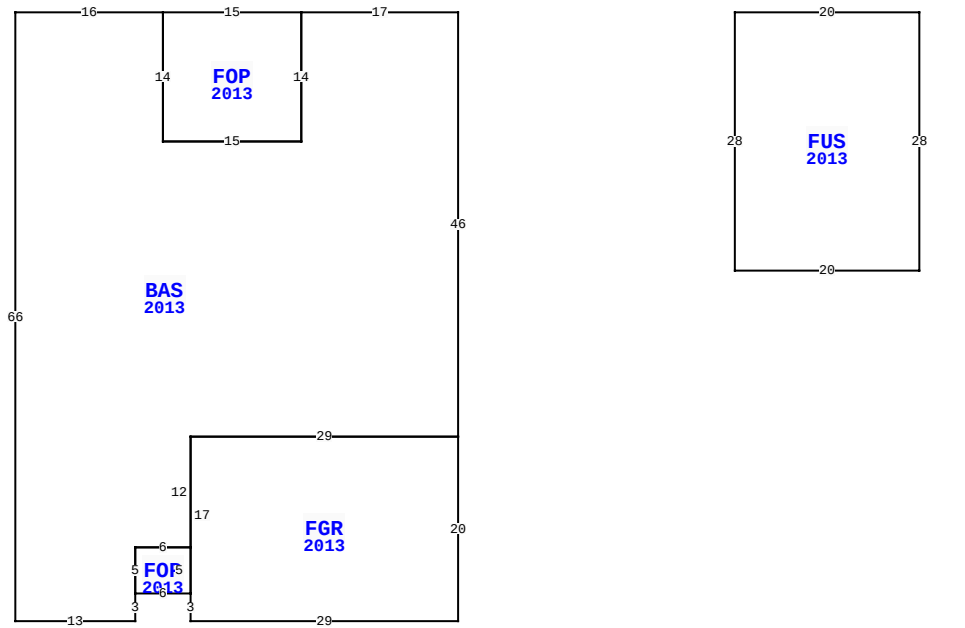
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,330	100	2013	2,330	243,167
FGR	580	55	2013	319	33,292
FOP	30	30	2013	9	939
FOP	210	30	2013	63	6,575
FUS	560	100	2013	560	58,444
TOTALS	3,710			3,281	342,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,281	110.0274	110.03	361,008	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2890 HX Base Yr 2019



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

95199 WINDFLOWER TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,416
TOTAL MARKET OB/XF VALUE		10,023
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		437,439
SOH/AGL Deduction		139,276
ASSESSED VALUE		298,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,441
TOTAL JUST VALUE		437,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226649	CO ISSUED	0	06/14/2013
M1317883	H/AC	0	01/01/2013
E25704	NEW CONSTR	0	12/01/2012
P1216252	NEW CONSTR	0	12/01/2012
B1226649	NEW CONSTR	332,121	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/1402	5/24/2018	WD	Q	I	01	292,500
GRANTOR: PITTMAN MATTHEW V & K						
GRANTEE: WESTON PHILLIP C &						
1937/1886	8/25/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: PITTMAN MATTHEW V &						

BUILDING NOTES

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	1,018.00	SF	5.20	5.20	100	2013	2013	3	93	4,923	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2013	2013	3	83	5,100	

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] W15 S14 E15 N14 $ S14 W15 N14 W16 S66 E13 N3 FOP=[YR=2013] E6 FGR=[YR=2013] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $ PTR= E30 FUS=[YR=2013] E20 S28 W20 N28 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 10,023

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