LOT 38
IN OR 1942/1127
AMELIA CONCOURSE SUB #1

GAY CHARLES J JR & ROBIN K
95185 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0038-0000

BUILDING CHARACTERISTICS

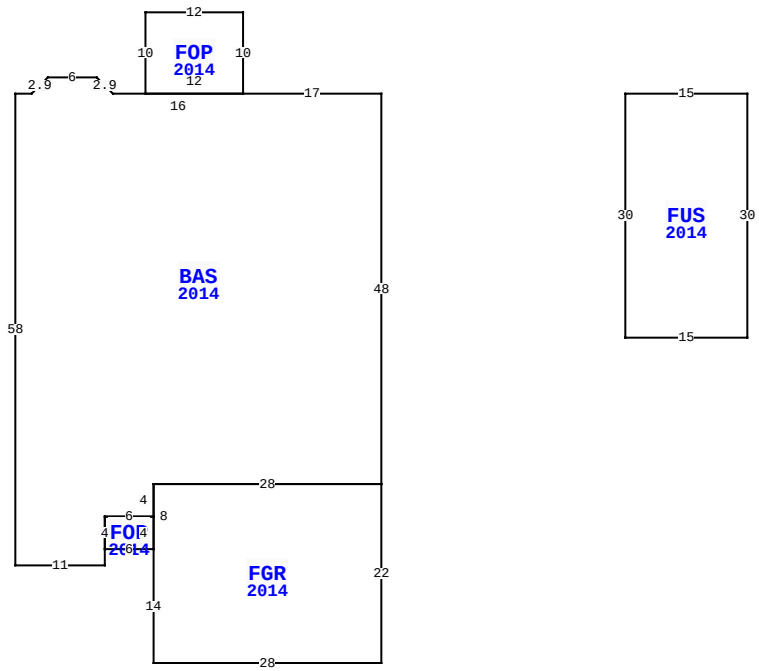
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,310	100	2014	2,310	246,382
FGR	616	55	2014	339	36,158
FOP	24	30	2014	7	747
FOP	120	30	2014	36	3,840
FUS	450	100	2014	450	47,996
TOTALS	3,520			3,142	335,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,142	111.8628	111.86	351,464	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 2760 HX Base Yr 2015



95185 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,121
TOTAL MARKET OB/XF VALUE		8,466
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		428,587
SOH/AGL Deduction		148,611
ASSESSED VALUE		279,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,254
TOTAL JUST VALUE		428,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428342	CO ISSUED	0	06/18/2014
B1428342	NEW CONSTR	329,897	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1127	10/16/2014	WD	Q	I	01	245,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAY CHARLES J JR &						
1892/0493	11/25/2013	SW	U	V	30	238,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N10 W12 S10 E12 $ W16 U2 L2 W6 D2 L2 W2 S58 E11 N2 FOP=[YR=2014] E6 FGR=[YR=2014] S14 E28 N22 W28 S8 $ N4 W6 S4 $ N4 E6 N4 E28 N48 $ PTR= E30 FUS=[YR=2014] E15 S30 W15 N30 $ W30 $.

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	1,012.00	SF	5.20	5.20	100	2014	2014	3	94	4,947	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2014	2014	3	85	3,264	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 8,466

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