LOT 39
AMELIA CONCOURSE SUB #1
PB 7/183

RM1 SFR PROPCO B LP
1850 PARKWAY PLACE SUITE 900
MRIETTA, GA 30067

2025

30-2N-28-0150-0039-0000

BUILDING CHARACTERISTICS

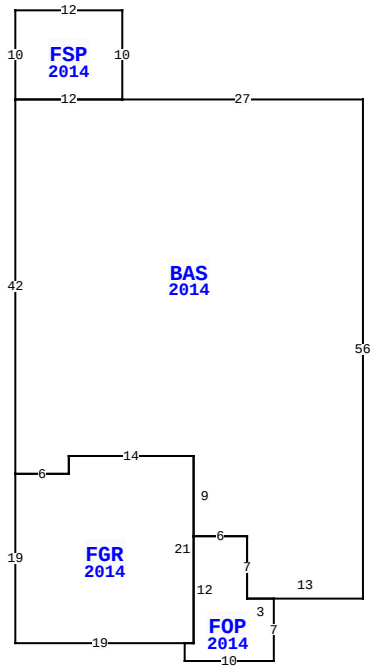
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,834	100	2014	1,834	210,721
FGR	408	55	2014	224	25,737
FOP	107	30	2014	32	3,677
FSP	120	40	2014	48	5,515
TOTALS	2,469			2,138	245,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	120.4959	120.50	257,629	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1834 HX Base Yr



95155 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	245,649
TOTAL MARKET OB/XF VALUE	4,473
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	335,122
SOH/AGL Deduction	0
ASSESSED VALUE	335,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,122
TOTAL JUST VALUE	335,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428278	CO ISSUED	0	05/19/2014
B1428278	NEW CONSTR	219,878	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0581	5/27/2022	WD	U	I	37	425,000
GRANTOR: JACK JEFFREY R & KIM						
GRANTEE: RM1 SFR PROPCO B LP						
1931/1156	7/31/2014	WD	Q	I	02	189,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JACK JEFFREY R & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W27 FSP=[YR=2014] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2014] S19 E19 FOP=[YR=2014] S2 E10 N7 W3 N7 W6 S12
W1 $ E1 N21 W14 S2 W6 $ E6 N2 E14 S9 E6 S7 E13 N56 $.

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	0810	CONCRETE A	0	0	0	0	732.00	SF	6.50	6.50	100	2014	2014	3	94	4,473	

LAND DESCRIPTION

TOTAL OB/XF 4,473

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	0		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