

LOT 41
IN OR 1801/212
AMELIA CONCOURSE SUB #1

PIMENTEL SAM
95129 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	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		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	1,484	100	2011	1,484	168,109
FGR	400	55	2011	220	24,922
FOP	96	30	2011	29	3,286
FOP	120	30	2011	36	4,078
TOTALS	2,100			1,769	200,394

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	637.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	174.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,769	120.6450	120.64	213,412	2011	2011	0	0	0	6.10	93.90	
1 SINGLE FAM - 0% - 0 Heated Area: 1484 HX Base Yr													
95129 WINDFLOWER TRL, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU													
XF DATE INC DATE AG DATE													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										200,394			
TOTAL MARKET OB/XF VALUE										7,767			
TOTAL LAND VALUE - MARKET										85,000			
TOTAL MARKET VALUE										293,161			
SOH/AGL Deduction										25,024			
ASSESSED VALUE										268,137			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										268,137			
TOTAL JUST VALUE										293,161			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										274,308			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24821	H/AC	0	10/03/2011
M16419	H/AC	0	08/01/2011
E23653	NEW CONSTR	0	07/01/2011
P14856	NEW CONSTR	0	06/01/2011
B24821	NEW CONSTR	169,284	06/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1801/0212	7/02/2012	WD	Q	I	02	152,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: PIMENTEL SAM							
1735/1129	4/15/2011	WD	U	V	30	64,000	
GRANTOR: JS AMELIA CONCOURSE P							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2011] W21 FOP=[YR=2011] N10 W12 S10 E12 \$ W15 S34 FGR=[YR=2011] S20 E18 FOP=[YR=2011] S2 E18 N4 W12 N7 W4 S9 W2 \$ E2 N20 W20 \$ E20 S11 E4 S7 E12 N52 \$.													