

**CAMPBELL ADAM/
95105 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034**

30-2N-28-0150-0043-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTIONTYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0100013,246106.1634106.1634344,59520122012005.6594.35Exterior Wall16HARDIE BRD 70WD FR STUC 30Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 70Interior Floo11CLAY TILE 30Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms4 100Bathrooms2.5 100Frame Stories UnitsOccupancy00WOOD FRAME 1002. 1000 100NONE 100Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREAO4NEIGHBORHOOD/LOC4067.00AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUEBAS1,43710020121,437143,933FGR46055201225325,341FOP87302012262,604FSP120402017484,808FUS1,48210020121,482148,440TOTALS3,5863,246325,125EXTRA FEATURESBLD DATEXF DATEINC DATE03/29/2023NW LGL DATELAND DATEAG DATE04/23/2025MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

Tax Group: 4Tax Dist:BUILTIDNG MARKET VALUEBUILDING MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHI/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUESTANDARD325,12510,07685,000420,2010420,201420,2010420,2010395,810

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE9999/99997/19/2019CNQI01290,000GRANTOR:WALTER JONATHAN H & NGRANTEE:CAMPBELL ADAM2056/03616/10/2016WDQI01250,000GRANTOR:BLANC DRU M & TAMMY LGRANTEE:WALTER JONATHAN H &

Building Notes

Building Dimensions

BAS=[YR=2012] W8 FSP=[YR=2017] N10 W12 S10 E12 \$ W30 S33
FGR=[YR=2012] S23 E20 N8 FOP=[YR=2012] E18 N4 W13 N3 W5 S7
\$ N15 W20 \$ E20 S8 E5 S3 E13 N44 \$ PTR= E30 FUS=[YR=2012]
E38 S44 W19 N10 W19 N34 \$ W30 \$.

Land Description

LNUSE CLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT DTDPHT FACT% CONDTOT ADJUST UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV1000100CRES100RSF-20.000.001.00LT1.001.001.0085,000.0085,000.0085,000REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS