

LOT 44
ESMT PT OR 1752/857
AMELIA CONCOURSE SUB #1

WIGGINS ERICK D & CLAIRE A
95091 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0044-0000



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 Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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

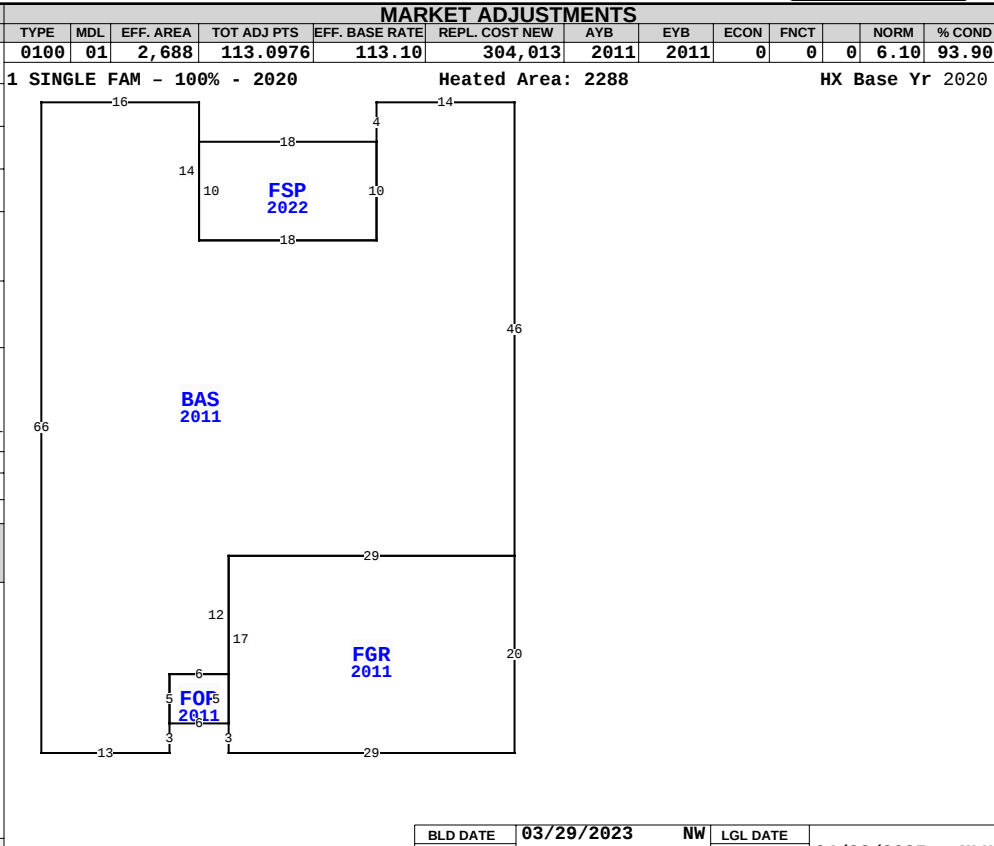
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,288	100	2011	2,288	242,988
FGR	580	55	2011	319	33,878
FOP	30	30	2011	9	956
FSP	180	40	2022	72	7,646
TOTALS	3,078			2,688	285,468

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
3	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



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

95091 WINDFLOWER TRL, FERNANDINA BEACH

TOTAL OB/XF									
7,925									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					285,468				
TOTAL MARKET OB/XF VALUE					7,925				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					378,393				
SOH/AGL Deduction					120,647				
ASSESSED VALUE					257,746				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					207,024				
TOTAL JUST VALUE					378,393				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					355,690				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24848	CO ISSUED	0	11/04/2011
M16418	H/AC	0	08/01/2011
E23598	TEMP POLE	0	07/01/2011
P14854	NEW CONSTR	0	06/01/2011
B24848	NEW CONSTR	261,522	06/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/1428	5/17/2019	WD	Q	I	01	282,500	
GRANTOR:OWENS KRISTINA C LIVI							
GRANTEE:WIGGINS ERICK D & C							
1930/0795	7/29/2014	WD	U	I	11	100	
GRANTOR:OWENS CHRISTINA L N/K							
GRANTEE:OWENS KRISTINA C TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W14 S4 FSP=[YR=2022] W18 S10 E18 N10 \$ S10 W18 N14 W16 S66 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S3 E29 N20 W29 S17 \$ N5 W6 S5 \$ N5 E6 N12 E29 N46 \$.									