

LOT 45
AMELIA CONCOURSE SUB #1
PB 7/183

MCNAMARA MICHAEL P & MAUREEN A
95079 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0045-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	31	HARDIE BRD 80	0100	01	2,123	113.6016	113.60	241,173	2011	2011	0	0	0	6.10	93.90	VALUATION BY STANDARD																									
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2022													Heated Area: 1789													HX Base Yr 2022												
Roof Structure	03	GABLE/HIP 100																VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100																Tax Group: 4 Tax Dist:																							
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE 226,461																							
Interior Floor	13	LVT/LAMNT 70																TOTAL MARKET OB/XF VALUE 13,995																							
Interior Floor	14	CARPET 30																TOTAL LAND VALUE - MARKET 85,000																							
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE 325,456																							
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction 41,027																							
Bedrooms	02	WOOD FRAME 100																ASSESSED VALUE 284,429																							
Bathrooms	1.	1. 100																TOTAL EXEMPTION VALUE HX HB 50,722																							
Units	00	NONE 100																BASE TAXABLE VALUE 233,707																							
Occupancy	00	NONE 100	TOTAL JUST VALUE 325,456																																						
Quality		04	Quality Level 04		NCON VALUE 0																																				
DOR CODE		0100	SINGLE FAMILY		INCOME VALUE																																				
MAP NUM			MKT AREA		04	PREVIOUS YEAR MKT VALUE 305,524																																			
NEIGHBORHOOD/LOC		4067.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,789	100	2011	1,789	190,833																																				
FGR	387	55	2011	213	22,721																																				
FOP	126	30	2011	38	4,054																																				
FSP	120	40	2016	48	5,120																																				
FSP	88	40	2019	35	3,733																																				
TOTALS	2,510			2,123	226,461																																				
EXTRA FEATURES						BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU																																			
95079 WINDFLOWER TRL, FERNANDINA BEACH																																									
L N	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	0812	CONCRETE C	0	100	0	0	1,089.00	SF	4.00	4.00	100	2011	2011	3	91	3,964																									
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2012	2012	3	81	5,599																									
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534																									
4	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2011	2011	3	91	426																									
5	0811	CONCRETE B	0	100	0	0	311.00	SF	5.20	5.20	100	2012	2012	3	92	1,488																									
6	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2019	2019	3	87	626																									
7	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00	100	2019	2019	3	97	1,358																									
TOTAL OB/XF 13,995																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																								
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 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																									