LOT 46
IN OR 1810/1528
EX MINERAL RIGHTS

PAKKALA WALTER W & BRENDA L
95067 WINDFLOWER TL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0046-0000

BUILDING CHARACTERISTICS

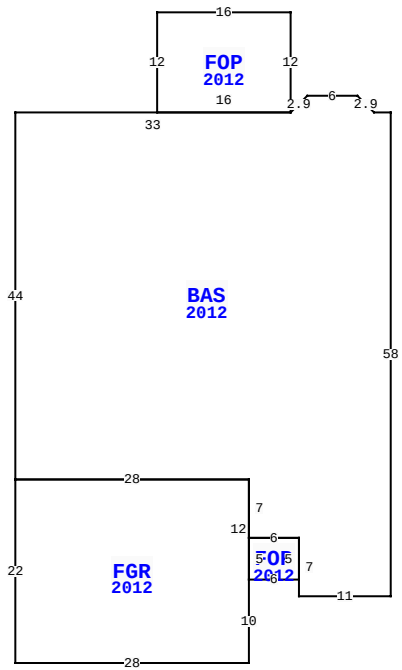
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,192	100	2012	2,192	231,322
FGR	616	55	2012	339	35,775
FOP	30	30	2012	9	950
FOP	192	30	2012	58	6,121
TOTALS	3,030			2,598	274,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	111.7872	111.79	290,430	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2013 Heated Area: 2192 HX Base Yr 2013



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

95067 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,166
TOTAL MARKET OB/XF VALUE		3,857
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		363,023
SOH/AGL Deduction		169,025
ASSESSED VALUE		193,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,276
TOTAL JUST VALUE		363,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25910	CO ISSUED	0	07/26/2012
M17245	H/AC	0	05/01/2012
P15863	NEW CONSTR	0	05/01/2012
E24979	NEW CONSTR	0	04/01/2012
B25910	NEW CONSTR	254,477	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/1965	11/25/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: PAKKALA WALTER W &						
1810/1528	8/16/2012	WD	Q	I	02	192,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PAKKALA WALTER W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W2 U2 L2 W6 D2 L2 FOP=[YR=2012] N12 W16 S12 E16 $ W33 S44 FGR=[YR=2012] S22 E28 N10 FOP=[YR=2012] E6 N5 W6 S5 $ N12 W28 $ E28 S7 E6 S7 E11 N58 $.

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	0812	CONCRETE C	0	100	0	0	1,048.00	SF	4.00	4.00	100	2012	2012	3	92	3,857	

LAND DESCRIPTION

TOTAL OB/XF 3,857

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	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 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