LOT 47
IN OR 1841/34
AMELIA CONCOURSE SUB #1

HUDAK EUGENE T & SANDRA
95055 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0047-0000

BUILDING CHARACTERISTICS

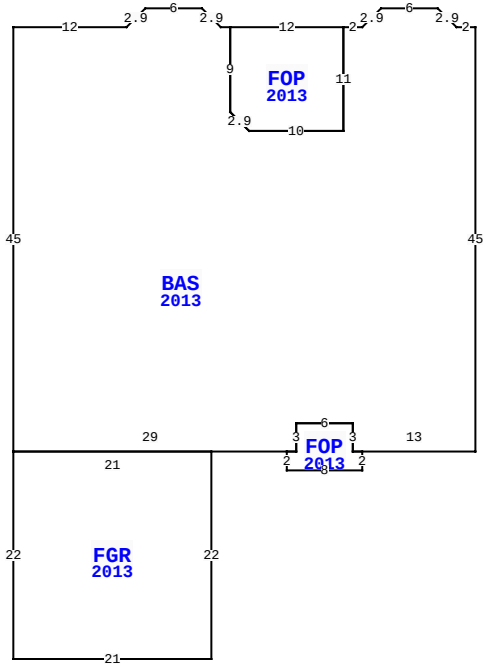
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,089	100	2013	2,089	231,409
FGR	462	55	2013	254	28,137
FOP	34	30	2013	10	1,108
FOP	130	30	2013	39	4,320
TOTALS	2,715			2,392	264,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	116.7915	116.79	279,362	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 2089 HX Base Yr 2014



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

95055 WINDFLOWER TRL, FERNANDINA BEACH

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	0811	CONCRETE B	0	100	0	0	1,294.00	SF	5.20	5.20	100	2013	2013	3	93	6,258	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2013	2013	3	83	3,187	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	
4	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2013	2013	3	68	2,176	
5	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	2019	2019	3	97	1,059	
6	0911	SCRN RM A	0	100	0	0	830.00	SF	17.50	17.50	100	2019	2019	3	82	11,911	
7	0861	POOL GUNIT	0	100	0	0	306.00	SF	85.00	85.00	100	2019	2019	3	87	22,629	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
9	0855	CONC PAVER	0	100	0	0	524.00	SF	10.00	10.00	100	2019	2019	3	97	5,083	

LAND DESCRIPTION

TOTAL OB/XF 54,192

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 12/26/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,975
TOTAL MARKET OB/XF VALUE		54,192
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		404,167
SOH/AGL Deduction		148,588
ASSESSED VALUE		255,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,857
TOTAL JUST VALUE		404,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906990	SWIM POOL	49,300	09/01/2019
B1327611	ADDITION	4,206	08/01/2013
C012813	1282013	0	01/28/2013
M1217758	H/AC	0	11/01/2012
P1216192	NEW CONSTR	0	10/01/2012
B1226515	NEW CONSTR	242,242	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0401	11/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: HUDAK EUGENE T & SA						
1841/0034	2/05/2013	WD	Q	I	01	189,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUDAK EUGENE T & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2013] W12 S9 D2 R2 E10 N11$ S11 W10 U2 L2 N9 W1 U2 L2 W6 D2 L2 W12 S45 FGR=[YR=2013] S22 E21 N22 W21 $ E29 FOP=[YR=2013] S2 E8 N2 W1N3 W6 S3 W1 $ E1 N3 E6 S3 E13 N45 $.