LOT 51
AMELIA CONCOURSE SUB #1
PB 7/183

POST RODNEY S & ROSEMARY A/BENIGNO AMY
95036 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0051-0000

BUILDING CHARACTERISTICS

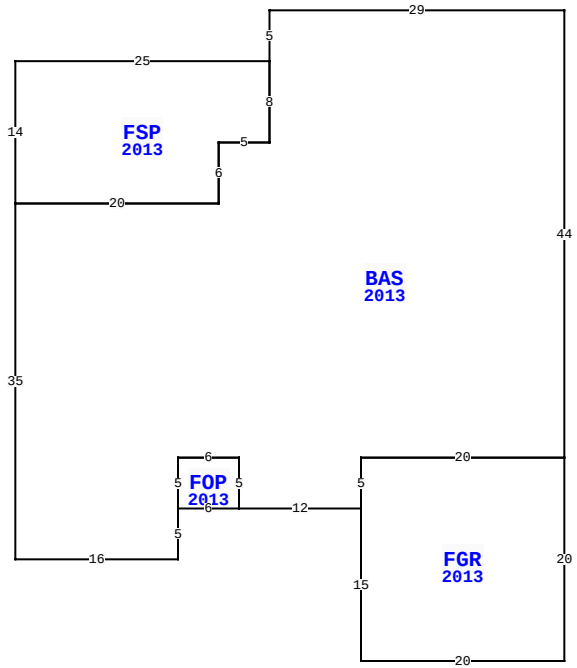
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,151	100	2013	2,151	232,178
FGR	400	55	2013	220	23,747
FOP	30	30	2013	9	971
FSP	320	40	2013	128	13,816
TOTALS	2,901			2,508	270,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	113.8032	113.80	285,410	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2023 Heated Area: 2151 HX Base Yr 2023



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

95036 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,711
TOTAL MARKET OB/XF VALUE		3,385
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		359,096
SOH/AGL Deduction		113,602
ASSESSED VALUE		245,494
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,772
TOTAL JUST VALUE		359,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226655	CO ISSUED	0	03/25/2013
B1326750	ADDITION	1,260	01/01/2013
E1325753	ELEC OTHER	0	01/01/2013
M1317881	H/AC	0	01/01/2013
B1226655	NEW CONSTR	249,000	12/01/2012
P1216251	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1884	8/10/2020	WD	U	I	30	85,000
GRANTOR: POST RODNEY S & ROSEM						
GRANTEE: POST RODNEY S & ROS						
2332/0657	1/14/2020	WD	Q	I	02	250,000
GRANTOR: PERRY VALERIE L GONSA						
GRANTEE: POST RODNEY S & ROS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 S5 FSP=[YR=2013] W25 S14 E20 N6 E5 N8 $ S8 W5 S6 W20 S35 E16 N5 FOP=[YR=2013] E6 N5 W6 S5 $ N5 E6 S5 E12 FGR=[YR=2013] S15 E20 N20 W20 S5 $ N5 E20 N44 $.

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	700.00	SF	5.20	5.20	100	2013	2013	3	93	3,385	

LAND DESCRIPTION

TOTAL OB/XF 3,385

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	000134	C	RES POND	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