

LOT 52
AMELIA CONCOURSE SUB #1
PB 7/183

KELLY JOSEPH
95050 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0052-0000



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 70	0100	01	2,638	112.7952	112.80	297,566	2013	2013	0	0	5.15	94.85	VALUATION BY STANDARD																																															
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2024												Heated Area: 2348												HX Base Yr 2024																																			
Roof Structure	03	GABLE/HIP 100													BAS 2013												FUS 2013												FGR 2013												FOP 2013											
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	2.5	100																																																												
Frame	02	WOOD FRAME 100																																																												
Stories	2.	2. 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	1,380	100	2013	1,380	147,647																																																									
FGR	421	55	2013	232	24,822																																																									
FOP	33	30	2013	10	1,070																																																									
FSP	120	40	2013	48	5,135																																																									
FUS	968	100	2013	968	103,567																																																									
TOTALS			2,922		2,638	282,241																																																								
EXTRA FEATURES						95050 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	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	100	2013	2013	3	93	3,226																																														
2	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2013	2013	3	83	4,515																																														
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249																																														
4	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2013	2013	3	83	498																																														
5	0911	SCRN RM A	0	100	0	0	1,122.00	SF	17.50	17.50	100	2020	2020	3	86	16,886																																														
6	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00	85.00	100	2020	2020	3	90	24,863																																														
7	0855	CONC PAVER	0	100	0	0	797.00	SF	10.00	10.00	100	2020	2020	3	98	7,811																																														
TOTAL OB/XF																		58,048																																												
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	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 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																																														