LOT 53
AMELIA CONCOURSE SUB #1
PB 7/183

KUCHARSKI ALISON M/VARHOL VILIAM
95072 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

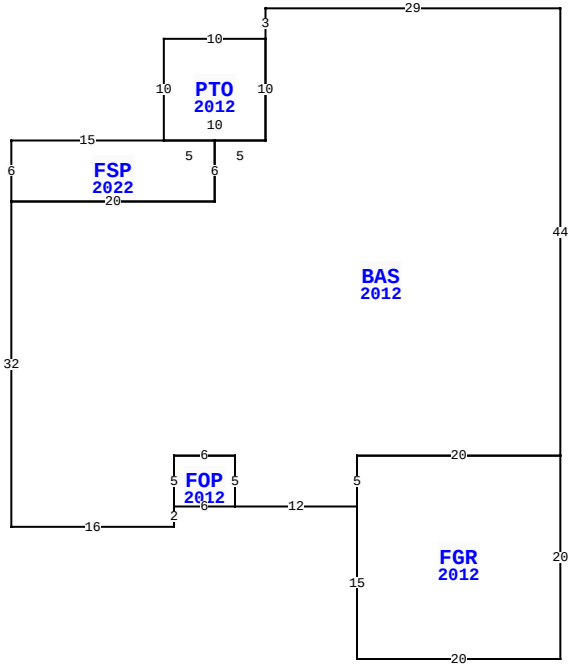
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,103	100	2012	2,103	226,554
FGR	400	55	2012	220	23,700
FOP	30	30	2012	9	969
FSP	120	40	2022	48	5,171
PTO	100	5	2012	5	539
TOTALS	2,753			2,385	256,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	114.1161	114.12	272,176	2012	2012	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2024 Heated Area: 2103 HX Base Yr 2024



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

95072 WINDFLOWER TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,934
TOTAL MARKET OB/XF VALUE		4,830
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		346,764
SOH/AGL Deduction		12,056
ASSESSED VALUE		334,708
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,986
TOTAL JUST VALUE		346,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26137	CO ISSUED	0	09/26/2012
M17475	H/AC	0	08/01/2012
E25209	NEW CONSTR	0	07/01/2012
B26137	NEW CONSTR	236,595	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0788	2/24/2023	WD	Q	I	01	413,000
GRANTOR: JONES SHELLBY YVETTE						
GRANTEE: KUCHARSKI ALISON M						
2546/0258	2/07/2022	QC	U	I	11	100
GRANTOR: JONES TODD W & SHELLB						
GRANTEE: JONES SHELLBY YVETT						

BUILDING NOTES

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	703.00	SF	5.20	5.20	100	2012	2012	3	92	3,363	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2012	2012	3	81	778	
4	0479	VF PICKET	0	100	0	0	55.00	LF	10.00	10.00	100	2012	2012	3	81	446	

BUILDING DIMENSIONS

BAS=[YR=2012] W29 S3 PTO=[YR=2012] W10 S10 FSP=[YR=2022] W15 S6 E20 N6 W5 $ E10 N10 $ S10 W5 S6 W20 S32 E16 N2 FOP=[YR=2012] E6 N5 W6 S5 $ N5 E6 S5 E12 FGR=[YR=2012] S15 E20 N20 W20 S5 $ N5 E20 N44 $.

LAND DESCRIPTION

TOTAL OB/XF 4,830

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS