

LOT 54
AMELIA CONCOURSE SUB #1
PB 7/183

COLLINS DAVID H & MERCEDES ACOSTA
95098 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	2,193	100	2012	2,193	231,426
FGR	616	55	2012	339	35,775
FOP	93	30	2012	28	2,955
FOP	120	30	2012	36	3,799
TOTALS	3,022			2,596	273,955

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
3	0476	VF 6 SBPL	0	100	0	0	165.00	LF	32.00	32.00	
4	0479	VF PICKET	0	100	0	0	56.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,596	111.7872	111.79	290,207	2012	2012	0	0	5.60	94.40
1 SINGLE FAM - 100% - 2021 Heated Area: 2193 HX Base Yr 2021											
95098 WINDFLOWER TRL, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 273,955											
TOTAL MARKET OB/XF VALUE 8,728											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 367,683											
SOH/AGL Deduction 101,107											
ASSESSED VALUE 266,576											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 215,854											
TOTAL JUST VALUE 367,683											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 345,525											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25836	CO ISSUED	0	07/18/2012
E24993	ELEC OTHER	0	05/01/2012
M17136	H/AC	0	05/01/2012
P15829	NEW CONSTR	0	04/01/2012
B25836	NEW CONSTR	256,922	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0708	6/02/2020	WD	Q	I	01	287,000
GRANTOR: MIRANDA JEANEVETTE &						
GRANTEE: COLLINS DAVID H & M						
2024/1291	1/08/2016	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MIRANDA JEANEVETTE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W17 FOP=[YR=2012] N10 W12 S10 E12 \$ W28 S59 FOP=[YR=2012] S3 E17 FGR=[YR=2012] S4 E28 N22 W28 S18 \$ N10 W6 S7 W11 \$ E11 N7 E6 N8 E28 N44 \$.											