LOT 56
IN OR 1856/107
EX MINERAL RIGHTS PT 1826/1193

HERMAN RICHARD W & KATHYM
95136 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0056-0000

BUILDING CHARACTERISTICS

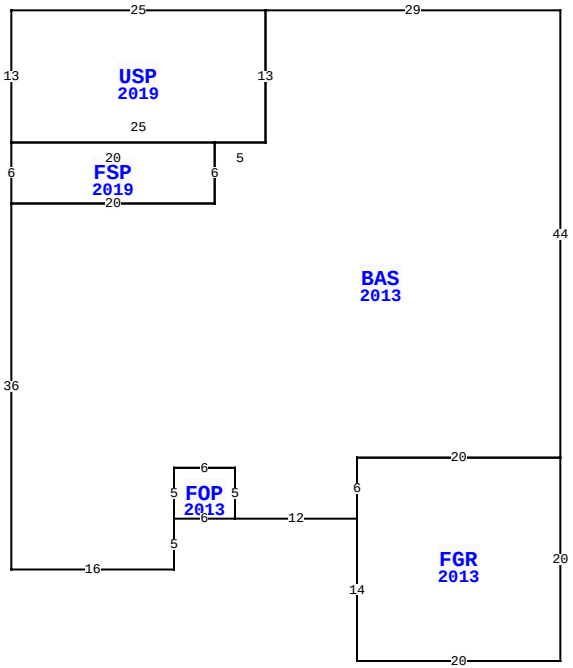
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,185	100	2013	2,185	231,682
FGR	400	55	2013	220	23,327
FOP	30	30	2013	9	954
FSP	120	40	2019	48	5,090
USP	325	30	2019	98	10,391
TOTALS	3,060			2,560	271,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,560	111.7872	111.79	286,182	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 2185 HX Base Yr 2014



95136 WINDFLOWER TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,444
TOTAL MARKET OB/XF VALUE		8,330
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		364,774
SOH/AGL Deduction		136,791
ASSESSED VALUE		227,983
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,261
TOTAL JUST VALUE		364,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003432	SCRNROOM	14,000	04/05/2019
B1226682	CO ISSUED	0	04/15/2013
E1325778	ELEC OTHER	0	01/01/2013
M1317885	H/AC	0	01/01/2013
B1226682	NEW CONSTR	243,386	12/01/2012
P1216283	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/0107	4/19/2013	WD	Q	I	02	195,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HERMAN RICHARD WILL						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 USP=[YR=2019] W25 S13 FSP=[YR=2019] S6 E20 N6 W20$ E25 N13$ S13 W5 S6 W20 S36 E16 N5 FOP=[YR=2013] E6 N5 W6 S5 $ N5 E6 S5 E12 FGR=[YR=2013] S14 E20 N20 W20 S6 $ N6 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	824.00	SF	5.20	5.20	100	2013	2013	3	93	3,985	
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2013	2013	3	83	2,550	
3	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2013	2013	3	68	1,795	

LAND DESCRIPTION

TOTAL OB/XF 8,330

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