LOT 144
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

ELMER CHARLES THOMAS & JANET
94987 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

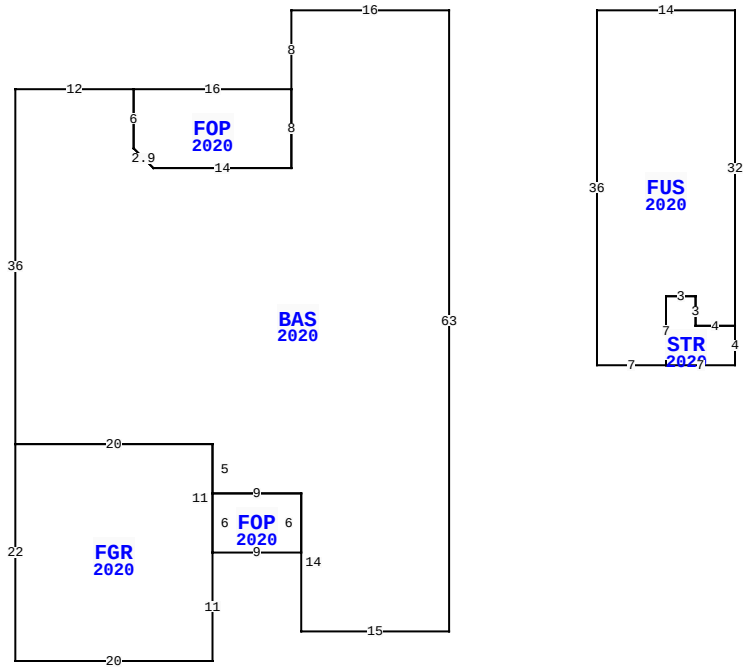
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2020	1,916	225,433
FGR	440	55	2020	242	28,473
FOP	54	30	2020	16	1,882
FOP	126	30	2020	38	4,471
FUS	467	100	2020	467	54,946
STR	37	10	2020	4	471
TOTALS	3,040			2,683	315,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,683	119.4480	119.45	320,484	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2383 HX Base Yr 2021



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

94987 WINDFLOWER TR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,677
TOTAL MARKET OB/XF VALUE		59,184
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		459,861
SOH/AGL Deduction		126,188
ASSESSED VALUE		333,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,951
TOTAL JUST VALUE		459,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103553	SWIM POOL	30,000	03/24/2021
B2103427	SCRN ENCL	22,204	03/22/2021
C2003040	CO ISSUED	0	10/30/2020
B2003040	NEW CONSTR	318,442	04/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/1947	10/30/2020	WD	Q	I	01	298,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ELMER CHARLES THOMA						
2369/0955	6/19/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	98	382	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2020	2020	3	98	3,261	
3	0911	SCRN RM A	0	100	0	0	1,060.00	SF	17.50	17.50	100	2021	2021	3	90	16,695	
4	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	2021	2021	3	93	32,411	
5	0855	CONC PAVER	0	100	0	0	650.00	SF	10.00	10.00	100	2021	2021	3	99	6,435	

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S8 FOP=[YR=2020] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 W12 S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63 $ PTR= E15 FUS=[YR=2020] E14 S32 STR=[YR=2020] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 59,184

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	000100	C	RES	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 09/22/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS