LOT 149
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

PRINZI MICHAEL A JR & KATHRYN ANNE
94931 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0149-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

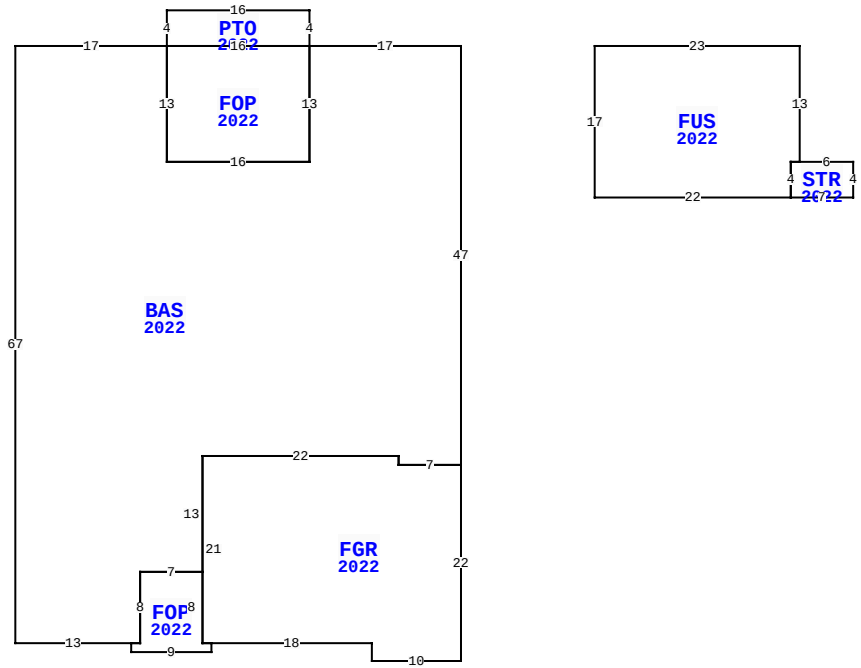
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2022	2,484	281,241
FGR	622	55	2022	342	38,721
FOP	65	30	2022	20	2,265
FOP	208	30	2022	62	7,020
FUS	387	100	2022	387	43,817
PTO	64	5	2022	3	339
STR	28	10	2022	3	339
TOTALS	3,858			3,301	373,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,301	113.7948	113.79	375,621	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2871 HX Base Yr 2023



94931 WINDFLOWER TR, FERNANDINA BEACH

BLD DATE	03/03/2023 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		373,743
TOTAL MARKET OB/XF VALUE		4,982
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,725
SOH/AGL Deduction		19,592
ASSESSED VALUE		444,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		393,411
TOTAL JUST VALUE		463,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109165	NEW CONSTR	413,335	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0369	2/24/2022	WD	Q	I	01	437,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PRINZI MICHAEL ANTH						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 PTO=[YR=2022] N4 W16 S4 FOP=[YR=2022] S13 E16 N13 W16$ E16$ S13 W16 N13 W17 S67 E13 FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E15 FUS=[YR=2022] E23 S13 STR=[YR=2022] E6 S4 W7 N4 E1$ W1 S4 W22 N17$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,258.00	SF	4.00	4.00	100	2022	2022	3	99	4,982	

LAND DESCRIPTION

TOTAL OB/XF 4,982

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 05/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS