LOT 150
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

RENFRO GREGORY R & NANCY A
94915 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

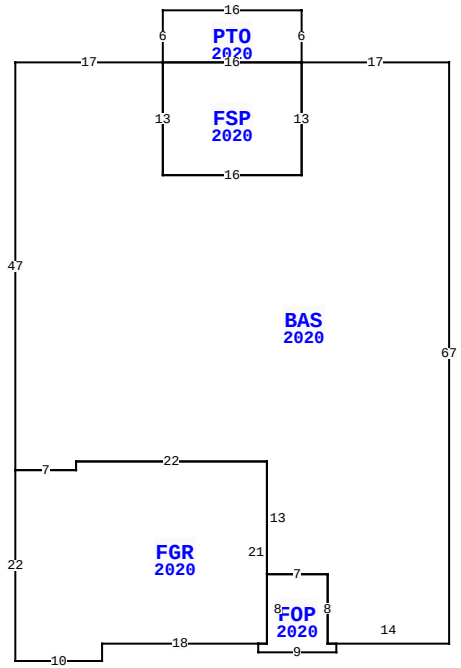
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2020	2,484	293,116
FGR	622	55	2020	342	40,356
FOP	65	30	2020	20	2,360
FSP	208	40	2020	83	9,794
PTO	96	5	2020	5	590
TOTALS	3,475			2,934	346,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,934	120.4140	120.41	353,283	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2484 HX Base Yr 2021



94915 WINDFLOWER TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,217
TOTAL MARKET OB/XF VALUE		7,878
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		439,095
SOH/AGL Deduction		146,089
ASSESSED VALUE		293,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		242,284
TOTAL JUST VALUE		439,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006439	CO ISSUED	0	11/20/2020
B2006439	NEW CONSTR	341,130	07/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0885	11/30/2020	WD	Q	I	02	315,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RENFRO GREGORY R &						
2375/1604	7/13/2020	WD	U	V	30	560,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 PTO=[YR=2020] N6 W16 S6 E16$
FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S47
FGR=[YR=2020] S22 E10 N2 E18 FOP=[YR=2020] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$.

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	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	98	172	
2	0812	CONCRETE C	0	100	0	0	1,082.00	SF	4.00	4.00	100	2020	2020	3	98	4,241	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 7,878

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 12/14/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS