

LOT 153
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

FINNEGAN-TIERNEY REVOCABLE TRUST/FINNEGAN SHAUN TR
94891 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0153-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,950	116.5647	116.56	343,852	2021	2021	0	0	1.00	99.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024												Heated Area: 2526														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024														
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
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	2,526	100	2021	2,526	291,487																								
FGR	622	55	2021	342	39,465																								
FOP	65	30	2021	20	2,308																								
FOP	208	30	2021	62	7,155																								
TOTALS			3,421		2,950	340,413																							
EXTRA FEATURES						94891 WINDFLOWER TR, FERNANDINA BEACH																							
L N	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	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800													
2	0811	CONCRETE B	0	100	0	0	945.00	SF	5.20	5.20	100	2021	2021	3	99	4,865													
3	0911	SCRN RM A	0	100	0	0	659.00	SF	17.50	17.50	100	2021	2021	3	90	10,379													
4	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2021	2021	3	93	15,810													
5	0855	CONC PAVER	0	100	0	0	459.00	SF	10.00	10.00	100	2021	2021	3	99	4,544													
TOTAL OB/XF 37,398																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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																													

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 340,413

TOTAL MARKET OB/XF VALUE 37,398

TOTAL LAND VALUE - MARKET 85,000

TOTAL MARKET VALUE 462,811

SOH/AGL Deduction 11,909

ASSESSED VALUE 450,902

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 400,180

TOTAL JUST VALUE 462,811

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 438,194

PERMIT NUM DESCRIPTION AMT ISSUED

B2103081 SCRN ENCLSR 10,000 03/15/2021

C2006200 CO ISSUED 0 03/04/2021

B2011109 SWIM POOL 50,000 11/13/2020

B2006200 NEW CONSTR 345,728 09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1102	3/06/2024	WD	U	I	11	100

GRANTOR: FINNEGAN SHAUN

GRANTEE: FINNEGAN-TIERNEY RE

2439/1794 3/03/2021 WD Q I 01 431,900

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: FINNEGAN SHAUN & RO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W11 D3 L3 FOP=[YR=2021] W16 S13 E16

N13\$ S13 W16 N13 W17 S47 FGR=[YR=2021] S22 E10 N2 E18

FOP=[YR=2021] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7

N1 E22 S13 E7 S8 E14 N67\$.