LOT 154
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

THOMPSON KENYON W & DAWN S
94883 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0154-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04

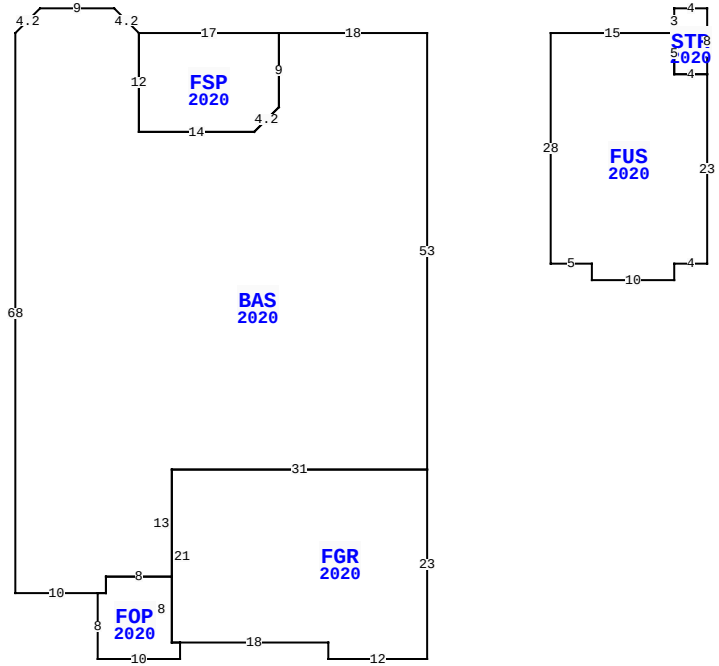
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2020	2,756	287,836
FGR	675	55	2020	371	38,747
FOP	90	30	2020	27	2,820
FSP	200	40	2020	80	8,355
FUS	532	100	2020	532	55,562
STR	32	10	2020	3	313
TOTALS	4,285			3,769	393,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,769	106.0290	106.03	399,627	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 3288 HX Base Yr 2023



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

94883 WINDFLOWER TR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,633
TOTAL MARKET OB/XF VALUE		12,608
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		491,241
SOH/AGL Deduction		126,033
ASSESSED VALUE		365,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,486
TOTAL JUST VALUE		491,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006202	CO ISSUED	0	12/18/2020
B2006202	NEW CONSTR	443,456	07/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/0513	4/26/2022	WD	Q	I	01	655,000
GRANTOR: PIERATTI DANIEL & TRA						
GRANTEE: THOMPSON KENYON W &						
2427/1336	1/19/2021	WD	Q	I	01	381,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PIERATTI DANIEL & T						

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	0855	CONC PAVER	0	100	7	4	28.00	SF	10.00	10.00	100	2020	2020	3	98	274	
2	0855	CONC PAVER	0	100	0	0	905.00	SF	10.00	10.00	100	2020	2020	3	98	8,869	
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	

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FSP=[YR=2020] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 E10 FOP=[YR=2020] S8 E10 N2 FGR=[YR=2020] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W1$ E1 N2 E8 N13 E31 N53$ PTR= E15 FUS=[YR=2020] E15 STR=[YR=2020] N3 E4 S8 W4 N5$ S5 E4 S23 W4 S2 W10 N2 W5 N28$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 12,608

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