LOT 155
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

EDENFIELD MARIE FLORE & CHARLES CHRISTIAN
94875 WINDFLOWER TR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0155-0000

BUILDING CHARACTERISTICS

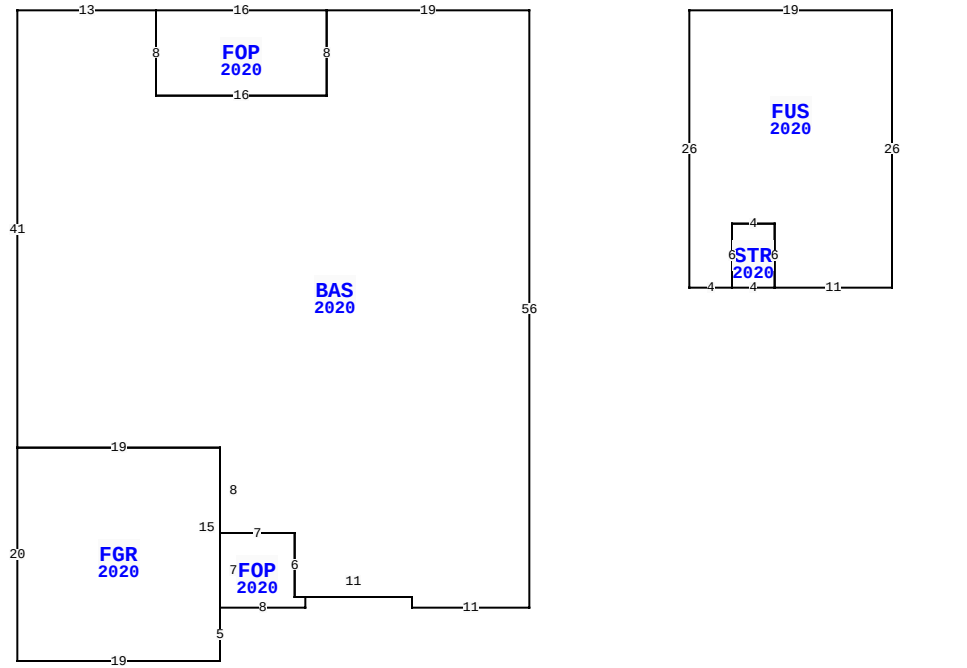
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	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	2,215	100	2020	2,215	253,885
FGR	380	55	2020	209	23,956
FOP	50	30	2020	15	1,719
FOP	128	30	2020	38	4,355
FUS	470	100	2020	470	53,872
STR	24	10	2020	2	229
TOTALS	3,267			2,949	338,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,949	116.9595	116.96	344,915	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2685 HX Base Yr 2021



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

94875 WINDFLOWER TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,017
TOTAL MARKET OB/XF VALUE		8,847
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		431,864
SOH/AGL Deduction		120,366
ASSESSED VALUE		311,498
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,776
TOTAL JUST VALUE		431,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107540	SOLAR PANELS	28,257	06/09/2021
C2006201	CO ISSUED	0	11/25/2020
B2006201	NEW CONSTR	351,450	07/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2534/0500	1/24/2022	QC	U	I	11	100
GRANTOR: EDENFIELD COLEAN MELV						
GRANTEE: EDENFILED CHARLES C						
2533/1930	1/24/2022	QC	U	I	11	100
GRANTOR: EDENFIELD COLEAN MELV						
GRANTEE: EDENFIELD CHARLES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$ PTR= E15 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ 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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2020	2020	3	98	229	
2	0810	CONCRETE A	0	100	0	0	590.00	SF	6.50	6.50	100	2020	2020	3	98	3,758	
3	0462	ST/AL FNC	0	100	135	0	540.00	SF	10.00	10.00	100	2020	2020	3	90	4,860	

LAND DESCRIPTION

TOTAL OB/XF 8,847

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