

LOT 157
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

ROTHENBERG STEVEN SETH
94886 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0157-0000



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	3,125	113.5050	113.50	354,688	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD																											
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2021													Heated Area: 2711													HX Base Yr 2021														
Roof Cover	03	COMP SHNGL 100																Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE													349,368												
Interior Floo	11	CLAY TILE 50																TOTAL MARKET OB/XF VALUE													49,773												
Interior Floo	14	CARPET 50																TOTAL LAND VALUE - MARKET													85,000												
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE													484,141												
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction													131,548												
Bedrooms	6	100																ASSESSED VALUE													352,593												
Bathrooms	3	100																TOTAL EXEMPTION VALUE													50,722												
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE													301,871												
Stories	1.5	1.5 100																TOTAL JUST VALUE													484,141												
Units	0	100	NCON VALUE													0																											
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													459,314														
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	2,241	100	2020	2,241	250,539																																						
FGR	590	55	2020	324	36,222																																						
FOP	122	30	2020	37	4,137																																						
FSP	128	40	2020	51	5,702																																						
FUS	470	100	2020	470	52,545																																						
STR	24	10	2020	2	224																																						
TOTALS	3,575			3,125	349,368																																						
EXTRA FEATURES						94886 WINDFLOWER TR, FERNANDINA BEACH												BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU																									
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	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	930.00	SF	4.00	4.00	100	2020	2020	3	98	3,646																											
3	0855	CONC PAVER	0	100	0	0	432.00	SF	10.00	10.00	100	2021	2021	3	99	4,277																											
4	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2020	2020	3	98	1,715																											
5	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	95	4,560																											
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285																											
7	0462	ST/AL FNC	0	100	135	0	540.00	SF	10.00	10.00	100	2020	2020	3	90	4,860																											
8	0861	POOL GUNIT	0	100	15	24	360.00	SF	85.00	85.00	100	2021	2021	3	93	28,458																											
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800																											
LAND DESCRIPTION						TOTAL OB/XF 49,773																																					
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	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 09/23/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																											