

LOT 160  
AMELIA CONCOURSE PH 3 UNIT A  
OR 2365/1252

WEBER RYAN M & MONICA  
94910 WINDFLOWER TRAIL  
FERNANDINA BEACH, FL 32034

2025

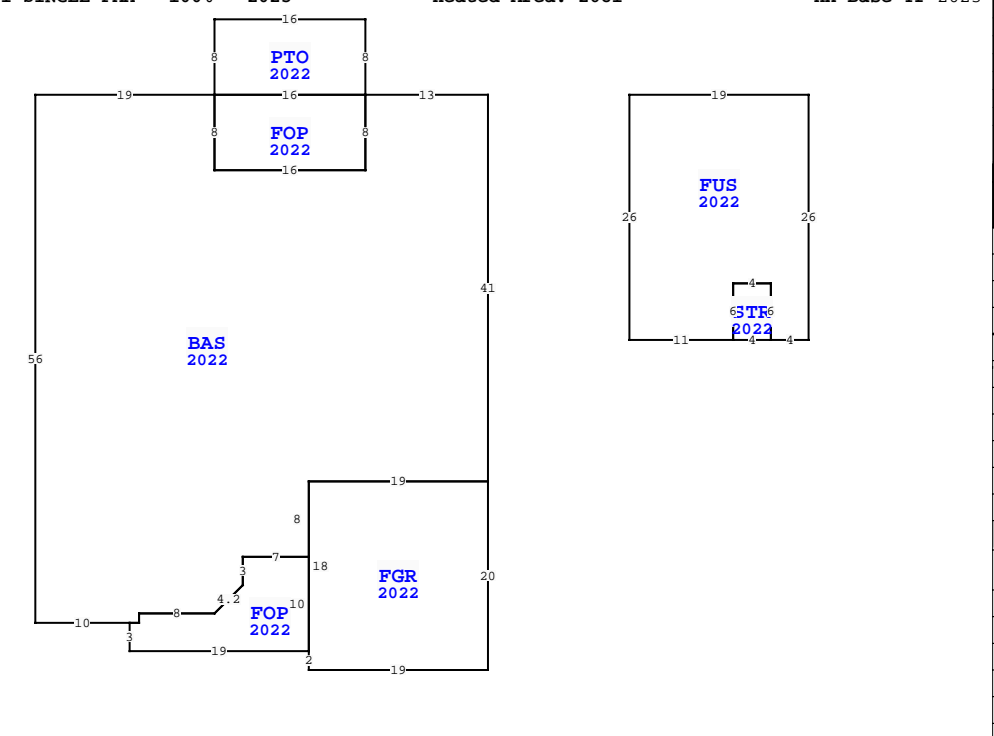
30-2N-28-0152-0160-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,973	115.2816	115.28	342,727	2022	2022	0	0	0.50	99.50		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			341,013
TOTAL MARKET OB/XF VALUE			5,356
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			431,369
SOH/AGL Deduction			18,314
ASSESSED VALUE			413,055
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			362,333
TOTAL JUST VALUE			431,369
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,014



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	2,211	100	2022	2,211	253,610
FGR	380	55	2022	209	23,974
FOP	122	30	2022	37	4,244
FOP	128	30	2022	38	4,359
FUS	470	100	2022	470	53,911
PTO	128	5	2022	6	689
STR	24	10	2022	2	230
TOTALS	3,463			2,973	341,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114889	NEW CONSTR	420,284	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2565/0593	5/19/2022	WD Q	Q	I	01	477,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEBER RYAN M & MONI						
2516/1538	11/23/2021	WD U	V	V	30	240,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	658.00	SF	5.20	5.20	100	2022	2022	3	99	3,387	
2	0810	CONCRETE A	0	100	0	306.00	SF	6.50	6.50	100	2022	2022	3	99	1,969	

BUILDING NOTES			
94910 WINDFLOWER TR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2022] W13 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18 \$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							