

LOT 162
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

SEELMANN JOHN W & JOHANNA L
94934 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0162-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,211	100	2021	2,211	257,304
FGR	380	55	2021	209	24,322
FOP	122	30	2021	37	4,306
FOP	128	30	2021	38	4,422
FUS	470	100	2021	470	54,697
PTO	128	5	2021	6	698
STR	24	10	2021	2	233
TOTALS	3,463			2,973	345,981

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	726.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 09/22/2021 BY JH

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,973	117.5517	117.55	349,476	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 0% - 0 Heated Area: 2681 HX Base Yr											
94934 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU											
XF DATE INC DATE											
AG DATE											

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	345,981		
TOTAL MARKET OB/XF VALUE	3,737		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	434,718		
SOH/AGL Deduction	0		
ASSESSED VALUE	434,718		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	434,718		
TOTAL JUST VALUE	434,718		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	409,072		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011225	CO ISSUED	0	06/30/2021
B2011225	NEW CONSTR	353,334	11/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2476/0371	6/30/2021	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SEELMANN JOHN W & J					
2476/0369	6/30/2021	WD U	V	11	
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] 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=2021] E19 S26 W4 STR=[YR=2021] N6 W4 S6 E4\$ N6 W4 S6 W11 N26\$ W15\$.									

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