

LOT 163
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

OLIVA CHRISTIAN J & KRISTEN K
94942 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0163-0000



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,204	100	2022	2,204	255,614
FGR	399	55	2022	219	25,399
FOP	50	30	2022	15	1,739
FOP	120	30	2022	36	4,175
FUS	482	100	2022	482	55,901
PTO	120	5	2022	6	696
STR	21	10	2022	2	232
TOTALS	3,396			2,964	343,757

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	100	0	0	648.00	SF	5.20	5.20	3,336
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	232

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,964	116.5647	116.56	345,484	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2686 HX Base Yr 2023											
BAS 2022, FGR 2022, FOP 2022, FUS 2022, PTO 2022, STR 2022											

94942 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										343,757	
TOTAL MARKET OB/XF VALUE										3,568	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										432,325	
SOH/AGL Deduction										18,533	
ASSESSED VALUE										413,792	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										363,070	
TOTAL JUST VALUE										432,325	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										406,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002262	CO ISSUED	0	11/01/2022
22004310	NEW CONSTR	430,186	03/18/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2600/1175	10/21/2022	WD	Q	I	02	477,900	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: OLIVA CHRISTIAN JES							
2556/1000	4/18/2022	WD	U	I	30	1,100,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W14 PTO=[YR=2022] N8 W15 S8 FOP=[YR=2022] S8 E15 N8 W15\$ E15\$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] S3 W3 N7 E3 S4\$ N4 W3 S4 W12 N26\$ W15\$.											