LOT 165
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

OWENS RONNIE LEE & SHAWNA R
94958 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0165-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

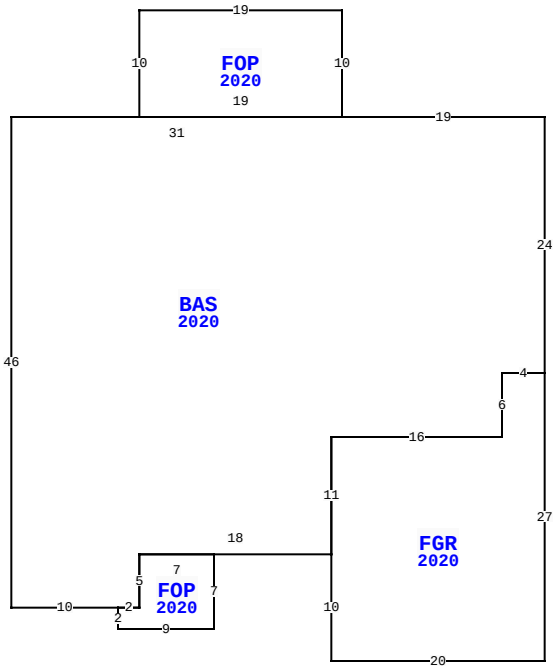
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2020	1,866	210,875
FGR	444	55	2020	244	27,574
FOP	53	30	2020	16	1,808
FOP	190	30	2020	57	6,442
TOTALS	2,553			2,183	246,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	114.7335	114.73	250,456	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1866 HX Base Yr 2021



94958 WINDFLOWER TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,699
TOTAL MARKET OB/XF VALUE		12,304
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		344,003
SOH/AGL Deduction		99,878
ASSESSED VALUE		244,125
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		188,403
TOTAL JUST VALUE		344,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006096	CO ISSUED	0	11/16/2020
B2006096	NEW CONSTR	256,590	07/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/0448	11/13/2020	WD	Q	I	01	281,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OWENS RONNIE LEE &						
2375/1604	7/13/2020	WD	U	V	30	560,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] N10 W19 S10 E19$ W31 S46 E10 FOP=[YR=2020] S2 E9 N7 W7 S5 W2$ E2 N5 E18 FGR=[YR=2020] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	23	3	69.00	SF	6.50	6.50	100	2020	2020	3	98	440	
2	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2020	2020	3	98	3,302	
3	0462	ST/AL FNC	0	100	222	0	888.00	SF	10.00	10.00	100	2020	2020	3	90	7,992	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 12,304

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	000134	C	RES POND	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