LOT 169
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

TRAN ANH N
94990 WINDFLOWER TR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0169-0000

BUILDING CHARACTERISTICS

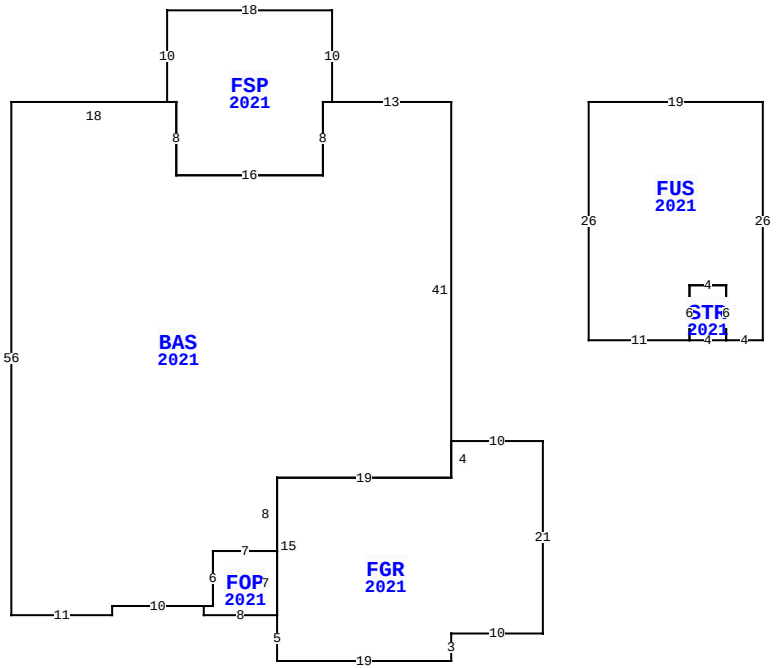
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,215	100	2021	2,215	250,160
FGR	590	55	2021	324	36,592
FOP	50	30	2021	15	1,694
FSP	308	40	2021	123	13,892
FUS	470	100	2021	470	53,082
STR	24	10	2021	2	226
TOTALS	3,657			3,149	355,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,149	114.0846	114.08	359,238	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2685 HX Base Yr 2022



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

94990 WINDFLOWER TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		355,646
TOTAL MARKET OB/XF VALUE		4,158
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,804
SOH/AGL Deduction		48,326
ASSESSED VALUE		396,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,756
TOTAL JUST VALUE		444,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011606	CO ISSUED	0	05/27/2021
B2011606	NEW CONSTR	365,529	11/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/911	7/09/2024	QC	U	I	11	100
GRANTOR: TRAN LINH THI						
GRANTEE: TRAN ANH N						
2466/1713	5/27/2021	WD	Q	I	01	366,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TRAN ANH N & LINH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] N10 W18 S10 E1 S8 E16 N8 E1$ W1 S8 W16 N8 W18 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N3 E10 N21 W10 S4 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N41$ PTR= E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6$ N6 W4 S6 W11 N26$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	2021	2021	3	99	4,158	

LAND DESCRIPTION

TOTAL OB/XF 4,158

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 09/22/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS