LOT 170
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

PRIESS AMBER L & JASON STEVEN
94998 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0170-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

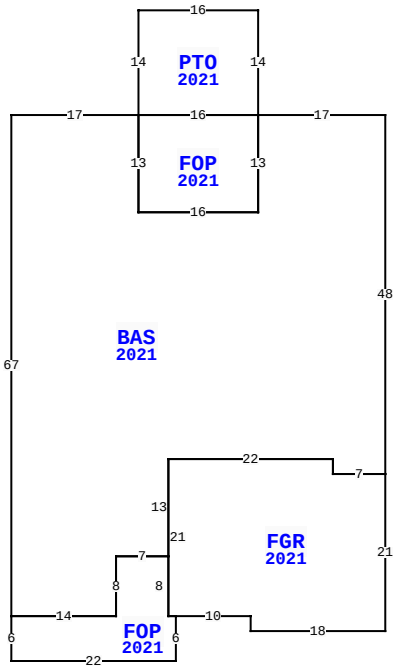
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100	2021	2,491	267,744
FGR	631	55	2021	347	37,297
FOP	188	30	2021	56	6,019
FOP	208	30	2021	62	6,664
PTO	224	5	2021	11	1,182
TOTALS	3,742			2,967	318,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,967	108.5700	108.57	322,127	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2491 HX Base Yr 2023



94998 WINDFLOWER TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,906
TOTAL MARKET OB/XF VALUE		7,312
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,218
SOH/AGL Deduction		28,373
ASSESSED VALUE		382,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,123
TOTAL JUST VALUE		411,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103327	SCRN ENCLSR	4,000	03/19/2021
C2006134	CO ISSUED	0	01/13/2021
B2006134	NEW CONSTR	345,732	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/1391	1/14/2021	WD	Q	I	01	316,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PRIESS AMBER L & JA						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 PTO=[YR=2021] N14 W16 S14 E16$
FOP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S67
FOP=[YR=2021] S6 E22 N6 FGR=[YR=2021] E10 S2 E18 N21 W7 N2
W22 S21 E1$ W1 N8 W7 S8 W14$ E14 N8 E7 N13 E22 S2 E7 N48$.

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	7	3	21.00	SF	6.50	6.50	100	2021	2021	3	99	135	
2	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00	4.00	100	2021	2021	3	99	4,657	
3	0911	SCRN RM A	0	100	16	10	160.00	SF	17.50	17.50	100	2021	2021	3	90	2,520	

LAND DESCRIPTION

TOTAL OB/XF 7,312

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 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS