

LOT 172
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

MCCARTHY PATRICK RAY & JORDANA M
95014 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0172-0000



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	13	LVT/LAMMT 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	1,890	100	2020	1,890	210,720
FGR	420	55	2020	231	25,755
FOP	104	30	2020	31	3,456
FSP	120	40	2020	48	5,352
TOTALS	2,534			2,200	245,283

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2020
2	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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	2,200	113.1900	113.19	249,018	2020	2020	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 1890 HX Base Yr													
95014 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													
3,725													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,283	
TOTAL MARKET OB/XF VALUE		3,725	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		334,008	
SOH/AGL Deduction		13,536	
ASSESSED VALUE		320,472	
TOTAL EXEMPTION VALUE		13	320,472
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		334,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,963	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203042	CO ISSUED	0	12/08/2020
B203042	NEW CONSTR	256,804	04/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0586	1/22/2021	WD	Q	I	01	296,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCARTHY PATRICK RA						
2369/0955	6/19/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W23 FSP=[YR=2020] N10 W12 S10 E12\$ W27 S46 E2											
FOP=[YR=2020] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18											
FGR=[YR=2020] S10 E20 N21 W20 S11\$ N11 E20 N30\$.											