LOT 26
IN OR 2054/1610
EX MINERAL RIGHTS PT 1826/1193

DIAZ ANNA ISABEL L/E/
95256 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0026-0000

BUILDING CHARACTERISTICS

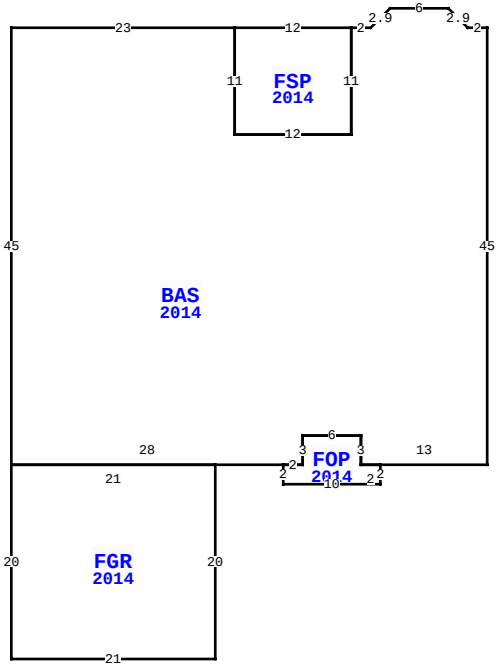
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2014	2,071	235,367
FGR	420	55	2014	231	26,253
FOP	38	30	2014	11	1,250
FSP	132	40	2014	53	6,023
TOTALS	2,661			2,366	268,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	114.1161	119.82	283,494	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2015 Heated Area: 2071 HX Base Yr 2015



95256 WINDFLOWER TRL, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		353,894
SOH/AGL Deduction		140,834
ASSESSED VALUE		213,060
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		156,649
TOTAL JUST VALUE		353,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327481	CO ISSUED	0	01/27/2014
P1316753	NEW CONSTR	0	08/01/2013
B1327481	NEW CONSTR	240,764	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2054/1610	6/21/2016	WD	U	I	11	100
GRANTOR: GONZALEZ JOSE PABLO &						
GRANTEE: GONZALEZ JOSE PABLO						
1901/0174	1/31/2014	WD	Q	I	01	197,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GONZALEZ JOSE PABLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 U2 L2 W6 D2 L2 W2 FSP=[YR=2014] W12 S11 E12 N11 $ S11 W12 N11 W23 S45 FGR=[YR=2014] S20 E21 N20 W21 $ E28 FOP=[YR=2014] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E13 N45 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS