LOT 28
IN OR 2220/652
AMELIA CONCOURSE SUB #1

BLACK LYNN H
95286 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

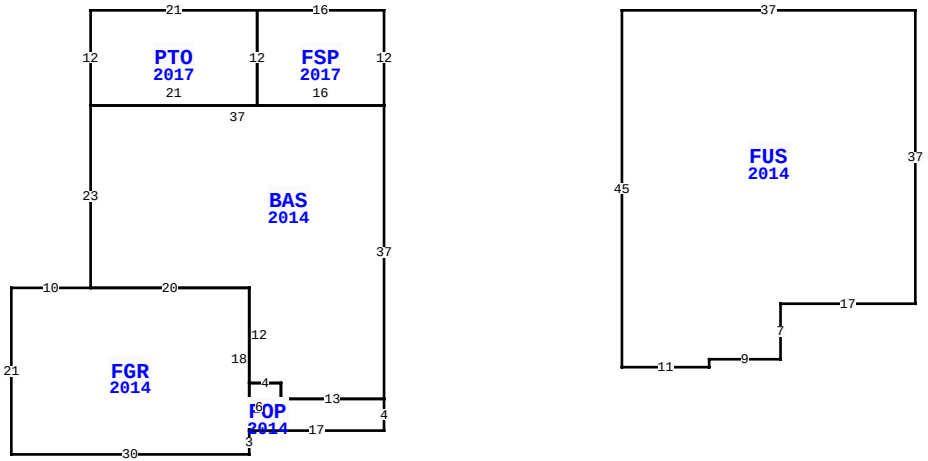
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2014	1,081	122,199
FGR	630	55	2014	346	39,112
FOP	76	30	2014	23	2,600
FSP	192	40	2017	77	8,704
FUS	1,520	100	2014	1,520	171,825
PTO	252	5	2017	13	1,469
TOTALS	3,751			3,060	345,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,060	113.5050	119.18	364,691	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2021 Heated Area: 2601 HX Base Yr 2021



95286 WINDFLOWER TRL, FERNANDINA BEACH

BLD DATE	03/29/2023 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		345,909
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		480,909
SOH/AGL Deduction		129,585
ASSESSED VALUE		351,324
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,913
TOTAL JUST VALUE		480,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230011307	POOL	66,445	09/06/2023
B1428360	CO ISSUED	0	06/30/2014
B1428360	NEW CONSTR	315,516	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0652	8/31/2018	WD	Q	I	02	306,500
GRANTOR: NEITZEL CHARLES E JR						
GRANTEE: BLACK LYNN H						
2124/0757	6/02/2017	WD	Q	I	01	287,000
GRANTOR: LAIL JOSHUA & JENNIFE						
GRANTEE: NEITZEL CHARLES EDW						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 PTO=[YR=2017] W21 S12 BAS=[YR=2014] S23 FGR=[YR=2014] W10 S21 E30 N3 FOP=[YR=2014] E17 N4 W13 N2 W4 S6 $N18 W20 $ E20 S12 E4 S2 E13 N37 W37$ E21 N12$ S12 E16 N12 $ PTR= E30 FUS=[YR=2014] E37 S37 W17 S7 W9 S1 W11 N45 $ W30 $.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS