LOT 31
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

RODRIGUEZ STEVEN
95283 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0031-0000

BUILDING CHARACTERISTICS

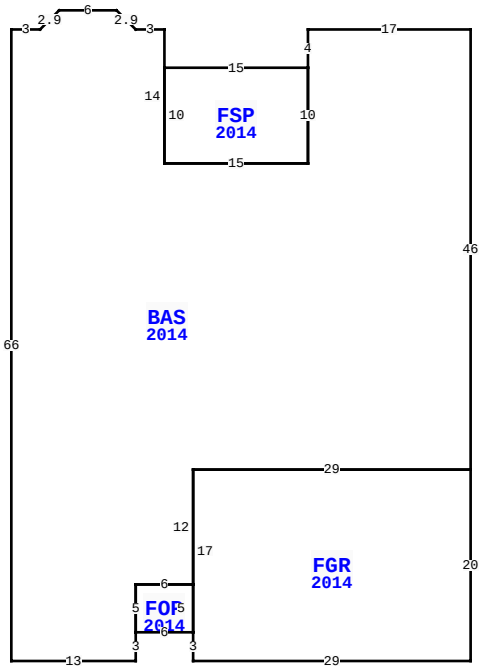
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,346	100	2014	2,346	258,833
FGR	580	55	2014	319	35,195
FOP	30	30	2014	9	993
FSP	150	40	2014	60	6,620
TOTALS	3,106			2,734	301,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,734	110.7792	116.32	318,019	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2022 Heated Area: 2346 HX Base Yr 2022



95283 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,641
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		386,641
SOH/AGL Deduction		44,915
ASSESSED VALUE		341,726
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		285,315
TOTAL JUST VALUE		386,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327835	CO ISSUED	0	03/01/2014
M1319090	H/AC	0	12/01/2013
B1327835	NEW CONSTR	287,786	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/662	2/17/2025	QC	U	I	11	100
GRANTOR: RODRIGUEZ CHRISTINA						
GRANTEE: RODRIGUEZ STEVEN						
2491/1158	8/17/2021	WD	Q	I	01	285,000
GRANTOR: TOBIAS OMARR EDWARD &						
GRANTEE: RODRIGUEZ STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 S4 FSP=[YR=2014] W15 S10 E15 N10 $ S10 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2014] E6 FGR=[YR=2014] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/19/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS