LOT 33
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

HASSENFRATZ KARL J & MOLLY A
95255 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

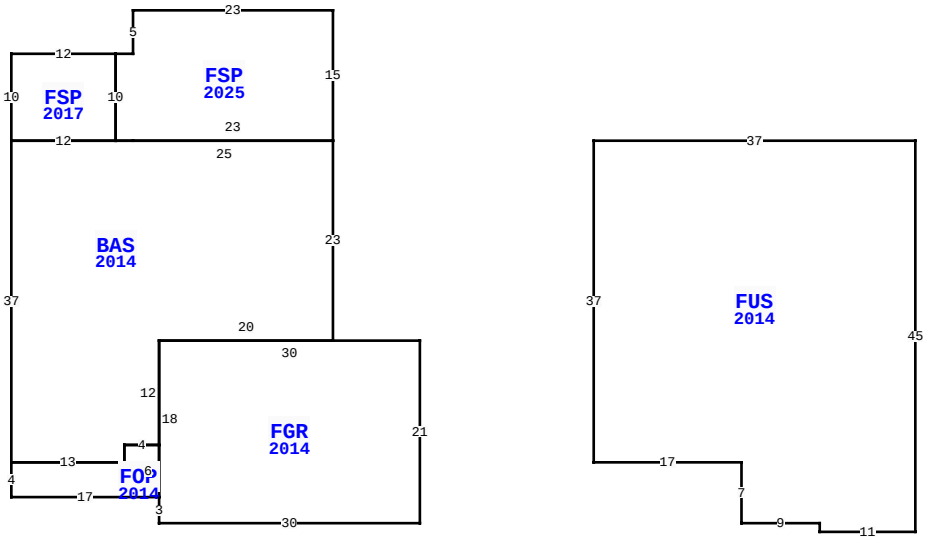
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	123,553
FGR	630	55	2014	346	39,546
FOP	76	30	2014	23	2,629
FSP	120	40	2017	48	5,486
FSP	365	40	2025	146	16,687
FUS	1,520	100	2014	1,520	173,727
TOTALS	3,792			3,164	361,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,164	114.7608	120.50	381,262	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2024 Heated Area: 2601 HX Base Yr



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

95255 WINDFLOWER TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	361,627
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	446,627
SOH/AGL Deduction	0
ASSESSED VALUE	446,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,627
TOTAL JUST VALUE	446,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016575	MOTORIZED PERGOLA	11,074	12/29/2023
B1327936	CO ISSUED	0	04/08/2014
B1327936	NEW CONSTR	304,379	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1518	2/10/2023	WD	Q	I	01	534,000
GRANTOR: RUSSELL JUSTIN						
GRANTEE: HASSENFRATZ KARL J						
2389/1807	9/01/2020	WD	Q	I	01	349,000
GRANTOR: RICHTER SHANNON C & A						
GRANTEE: RUSSELL JUSTIN						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=30,0] E37 S45 W11 N1 W9 N7 W17 N37 $
BAS=[YR=2014;ORIG=0,0] W25 W12 S37 E13 N2 E4 N12 E20 N23 $
FGR=[YR=2014;ORIG=-20,41] S3 E30 N21 W30 S18 $
FSP=[YR=2017;ORIG=-25,0] N10 W12 S10 E12 $
FOP=[YR=2014;ORIG=-37,37] S4 E17 N6 W4 S2 W13 $
PTR=[ORIG=0,0] E30 W30 $
FSP=[YR=2025;ORIG=-25,-10] E2 N5 E23 S15 W23 W2 N10 $
.

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	0		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 04/29/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS