LOT 35
EX MINERAL RIGHTS PT 1826/1193
AMELIA CONCOURSE SUB #1

REHBERG ELIZABETH VANETTE JONES/REHBERG KEVIN L
95227 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

**2026**

**30-2N-28-0150-0035-0000**

# 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

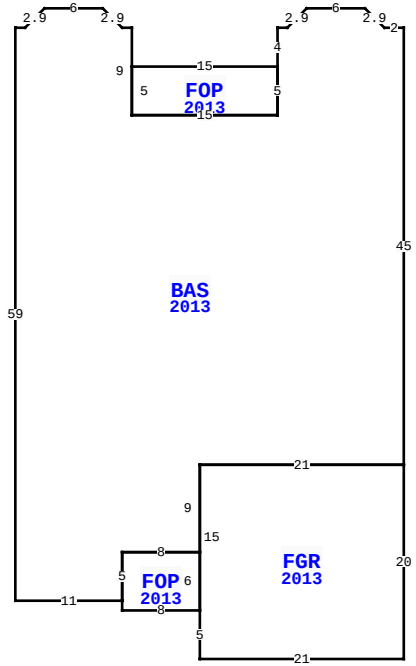
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4067.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,923 | 100 | 2013 | 1,923 | 234,849 |
| FGR | 420 | 55 | 2013 | 231 | 28,212 |
| FOP | 48 | 30 | 2013 | 14 | 1,710 |
| FOP | 75 | 30 | 2013 | 22 | 2,687 |
| TOTALS | 2,466 | | | 2,190 | 267,458 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,190 | 123.2742 | 129.44 | 283,474 | 2013 | 2013 | 0 | 0 | 0 | 5.65 | 94.35 |

1 SINGLE FAM 100% - 2024 Heated Area: 1923 HX Base Yr 2024




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

95227 WINDFLOWER TRL, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 267,458 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 352,458 |
| SOH/AGL Deduction | | 8,744 |
| ASSESSED VALUE | | 343,714 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 287,303 |
| TOTAL JUST VALUE | | 352,458 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,667 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1326905 | CO ISSUED | 0 | 07/12/2013 |
| M1318069 | H/AC | 0 | 05/01/2013 |
| B1326905 | SFR | 220,105 | 02/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2668/1455 | 9/22/2023 | WD | Q | I | 02 | 395,000 |
| GRANTOR: COLLINS-MINKEL RYAN W | | | | | | |
| GRANTEE: REHBERG ELIZABETH V | | | | | | |
| 2668/1597 | 9/21/2023 | WD | U | I | 11 | 100 |
| GRANTOR: COLLINS SARA D L | | | | | | |
| GRANTEE: REHBERG ELIZABETH V | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W1 S4 FOP=[YR=2013] W15 S5 E15 N5 $ S5 W15 N9 W1 U2 L2 W6 D2 L2 W1 S59 E11 FOP=[YR=2013] S1 E8 FGR=[YR=2013] S5 E21 N20 W21 S15 $ N6 W8 S5 $ N5 E8 N9 E21 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