LOT 38
IN OR 1942/1127
AMELIA CONCOURSE SUB #1

GAY CHARLES J JR & ROBIN K
95185 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0038-0000

BUILDING CHARACTERISTICS

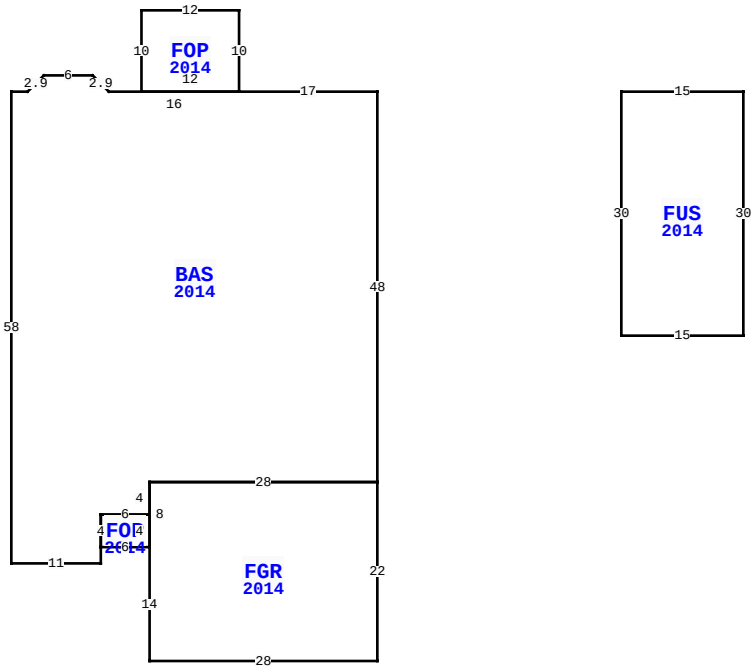
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,310	100	2014	2,310	257,359
FGR	616	55	2014	339	37,768
FOP	24	30	2014	7	780
FOP	120	30	2014	36	4,011
FUS	450	100	2014	450	50,135
TOTALS	3,520			3,142	350,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,142	111.8628	117.46	369,059	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2015 Heated Area: 2760 HX Base Yr 2015



95185 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		350,052
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		435,052
SOH/AGL Deduction		147,517
ASSESSED VALUE		287,535
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,124
TOTAL JUST VALUE		435,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428342	CO ISSUED	0	06/18/2014
B1428342	NEW CONSTR	329,897	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1127	10/16/2014	WD	Q	I	01	245,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAY CHARLES J JR &						
1892/0493	11/25/2013	SW	U	V	30	238,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N10 W12 S10 E12 $ W16 U2 L2 W6 D2 L2 W2 S58 E11 N2 FOP=[YR=2014] E6 FGR=[YR=2014] S14 E28 N22 W28 S8 $ N4 W6 S4 $ N4 E6 N4 E28 N48 $ PTR= E30 FUS=[YR=2014] E15 S30 W15 N30 $ 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

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 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