LOT 42
ESMT PT OR 1752/857
AMELIA CONCOURSE SUB #1

DRONG MICHAEL J & LISA R
95115 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0042-0000

BUILDING CHARACTERISTICS

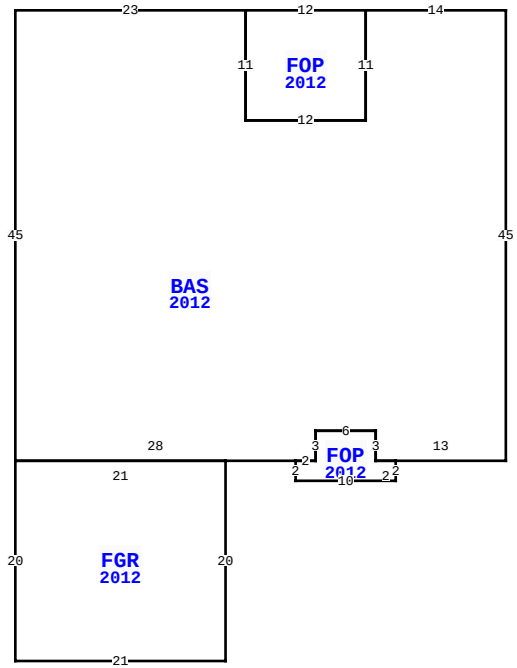
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,055	100	2012	2,055	231,087
FGR	420	55	2012	231	25,976
FOP	38	30	2012	11	1,237
FOP	132	30	2012	40	4,498
TOTALS	2,645			2,337	262,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	114.1161	119.82	280,019	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2026 Heated Area: 2055 HX Base Yr 2026



95115 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		262,798
TOTAL MARKET OB/XF VALUE		54,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,798
SOH/AGL Deduction		0
ASSESSED VALUE		401,798
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		345,387
TOTAL JUST VALUE		401,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25342	ELEC OTHER	0	08/01/2012
B26312	SWIM POOL	35,000	08/01/2012
B25275	CO ISSUED	0	05/17/2012
E24803	NEW CONSTR	0	02/01/2012
P15594	NEW CONSTR	0	01/01/2012
B25275	NEW CONSTR	231,546	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/853	7/02/2025	WD	Q	I	01	482,000
GRANTOR: CHAFFEE CLAY C & JEAN						
GRANTEE: DRONG MICHAEL J & L						
1961/1335	1/26/2015	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: CHAFFEE CLAY C & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 FOP=[YR=2012] W12 S11 E12 N11 $ S11 W12 N11 W23 S45 FGR=[YR=2012] S20 E21 N20 W21 $ E28 FOP=[YR=2012] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E13 N45 $.

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	60,000.00	60,000.00	100	2012	2012	05	90	54,000	

LAND DESCRIPTION

TOTAL OB/XF 54,000

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS