LOT 49
IN OR 2041/1475
AMELIA CONCOURSE SUB #1

PASTERNAK JOHN G & MARY ANNE
95027 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0049-0000

BUILDING CHARACTERISTICS

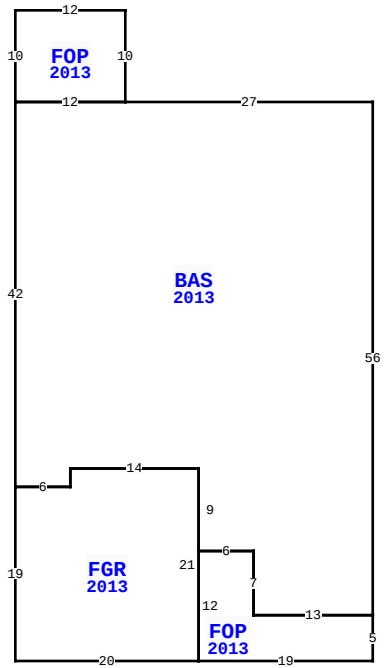
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,834	100	2013	1,834	211,071
FGR	408	55	2013	224	25,780
FOP	120	30	2013	36	4,143
FOP	137	30	2013	41	4,718
TOTALS	2,499			2,135	245,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	116.1741	121.98	260,427	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2025 Heated Area: 1834 HX Base Yr



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

95027 WINDFLOWER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,713
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,713
SOH/AGL Deduction		0
ASSESSED VALUE		330,713
TOTAL EXEMPTION VALUE	13	330,713
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		330,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217799	H/AC	0	12/01/2012
P1216221	NEW CONSTR	0	11/01/2012
B1226566	NEW CONSTR	211,135	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/1475	4/19/2016	WD	Q	I	01	200,000
GRANTOR: DUNSHEE MICHAEL JOSEP						
GRANTEE: PASTERNAK JOHN G &						
1844/0447	2/28/2013	WD	Q	I	01	165,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUNSHEE MICHAEL JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 FOP=[YR=2013] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2013] S19 E20 FOP=[YR=2013] E19 N5 W13 N7 W6 S12 $
N21 W14 S2 W6 $ E6 N2 E14 S9 E6 S7 E13 N56 $.

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