LOT 52
AMELIA CONCOURSE SUB #1
PB 7/183

KELLY JOSEPH
95050 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

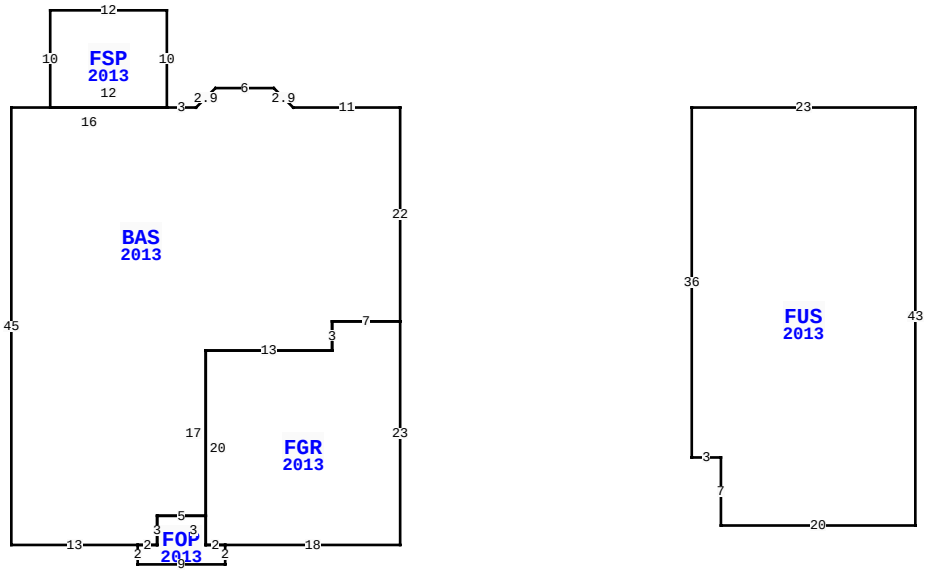
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,380	100	2013	1,380	154,199
FGR	421	55	2013	232	25,924
FOP	33	30	2013	10	1,117
FSP	120	40	2013	48	5,364
FUS	968	100	2013	968	108,163
TOTALS	2,922			2,638	294,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	112.7952	118.43	312,418	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 0% - 2026 Heated Area: 2348 HX Base Yr



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

95050 WINDFLOWER TRL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	294,766
TOTAL MARKET OB/XF VALUE	64,061
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	443,827
SOH/AGL Deduction	0
ASSESSED VALUE	443,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,827
TOTAL JUST VALUE	443,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007147	SCRN ENCLSR	32,119	08/11/2020
B2004647	SWIM POOL	44,892	04/29/2020
B1226519	CO ISSUED	0	04/01/2013
E25660	NEW CONSTR	0	12/01/2012
M17780	H/AC	0	12/01/2012
P1216194	NEW CONSTR	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2776/831	3/24/2025	WD	Q	I	01	525,000
GRANTOR: MCINTYRE GREGORY MARK						
GRANTEE: KELLY JOSEPH						
2686/1870	12/27/2023	WD	Q	I	02	465,000
GRANTOR: BEATTY VANCE ROY & DA						
GRANTEE: MCINTYRE GREGORY MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 U2 L2 W6 D2 L2 W3 FSP=[YR=2013] N10 W12 S10 E12 $ W16 S45 E13 FOP=[YR=2013] S2 E9 N2 FGR=[YR=2013] E18 N23 W7 S3 W13 S20E2 $W2 N3 W5 S3 W2 $ E2 N3 E5 N17 E13 N3 E7 N22 $ PTR= E30 FUS=[YR=2013] E23 S43 W20 N7 W3 N36 $ 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
5	0911	SCRN RM A	0	0	0	0	1,122.00	SF	18.00	18.00	100	2020	2020	3	82	16,561	
6	0860	POOL/SPA	0	0	25	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 64,061

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	000134	C	RES POND	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 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