LOT 145
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

TEBBUTT LIVING TRUST/TEBBUTT SHIRLEY M TRUSTEE
94979 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		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

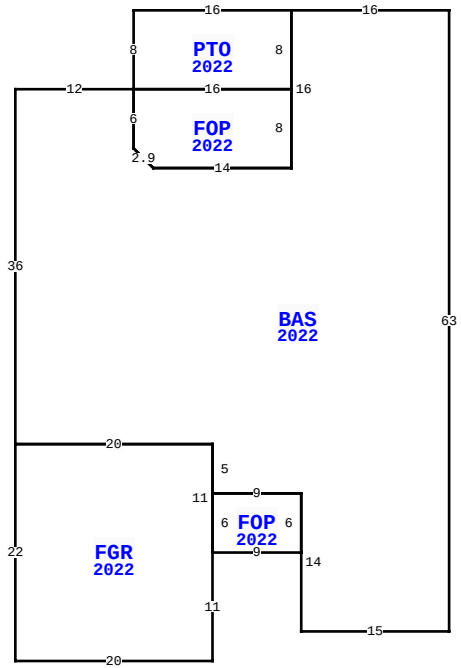
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2022	1,916	237,333
FGR	440	55	2022	242	29,976
FOP	54	30	2022	16	1,982
FOP	126	30	2022	38	4,707
PTO	128	5	2022	6	743
TOTALS	2,664			2,218	274,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	119.1582	125.12	277,516	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023 Heated Area: 1916 HX Base Yr



94979 WINDFLOWER TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,741
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	359,741
SOH/AGL Deduction	0
ASSESSED VALUE	359,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,741
TOTAL JUST VALUE	359,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001610	NEW CONSTR	318,558	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1718	10/20/2022	WD	Q	I	01	415,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TEBBUTT LIVING TRUS						
2541/0596	2/23/2022	WD	U	V	30	100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16$ E16 N8$ S16 W14 U2 L2 N6 W12 S36
FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$.

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	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