LOT 157
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

ROTHENBERG STEVEN SETH
94886 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0157-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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

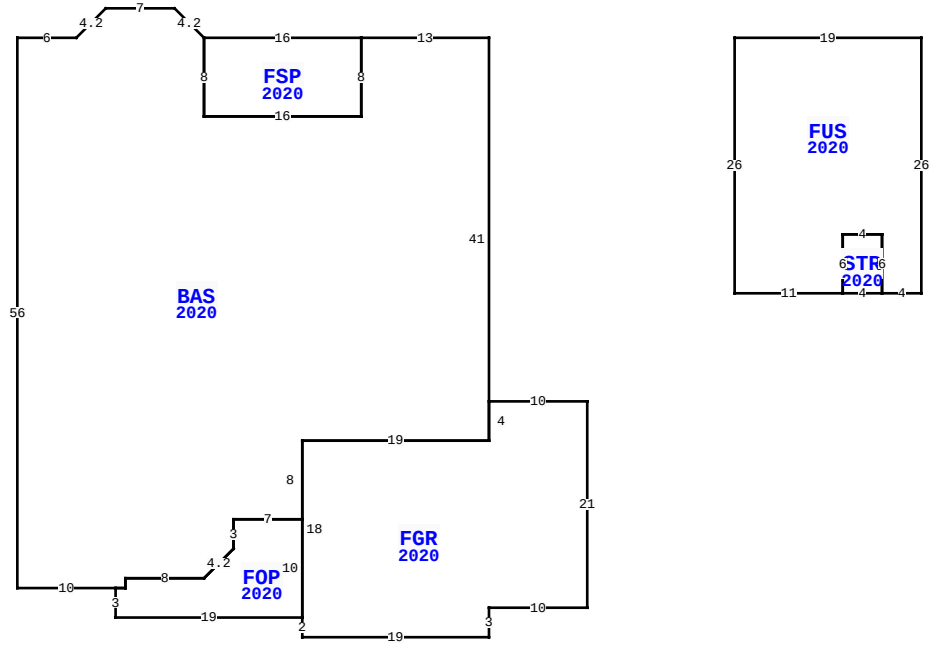
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2020	2,241	261,740
FGR	590	55	2020	324	37,842
FOP	122	30	2020	37	4,322
FSP	128	40	2020	51	5,956
FUS	470	100	2020	470	54,895
STR	24	10	2020	2	233
TOTALS	3,575			3,125	364,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,125	113.5050	119.18	372,438	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 2711 HX Base Yr



94886 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		364,989
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		499,989
SOH/AGL Deduction		0
ASSESSED VALUE		499,989
TOTAL EXEMPTION VALUE	13	499,989
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		499,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105231	SWIM POOL	50,000	04/26/2021
C2003029	CO ISSUED	0	10/29/2020
B2003029	NEW CONSTR	366,346	04/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1783	6/30/2025	WD	Q	I	01	640,000
GRANTOR: WHITE TOLARRIO D & JE						
GRANTEE: ROTHENBERG STEVEN S						
2406/0267	10/29/2020	WD	Q	I	01	323,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITE TOLARRIO D &						

BUILDING NOTES

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
8	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N3 E10 N21 W10 S4 W19 S18$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41$ PTR= E25 FUS=[YR=2020] E19 S26 W4 STR=[YR=2020] W4 N6 E4 S6$ N6 W4 S6 W11 N26$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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