LOT 158
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

RANDOLPH JUSTIN E & MEGAN D
94894 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

**2026**

**30-2N-28-0152-0158-0000**

## 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 | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

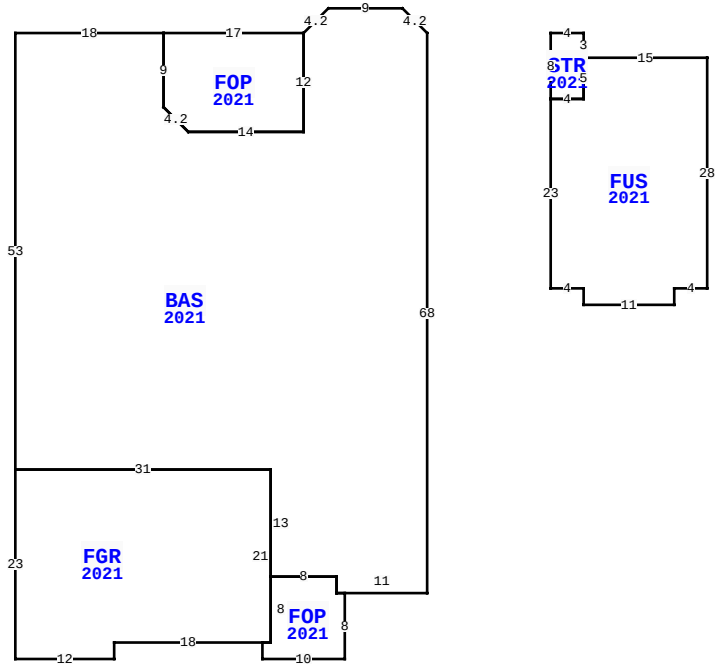
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,756 | 100 | 2021 | 2,756 | 298,993 |
| FGR | 675 | 55 | 2021 | 371 | 40,249 |
| FOP | 90 | 30 | 2021 | 27 | 2,929 |
| FOP | 200 | 30 | 2021 | 60 | 6,509 |
| FUS | 534 | 100 | 2021 | 534 | 57,933 |
| STR | 32 | 10 | 2021 | 3 | 325 |
| TOTALS | 4,287 | | | 3,751 | 406,938 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,751 | 104.8950 | 110.14 | 413,135 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM 100% - 2022 Heated Area: 3290 HX Base Yr 2022




94894 WINDFLOWER TR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 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 | | 406,938 |
| TOTAL MARKET OB/XF VALUE | | 3,465 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 495,403 |
| SOH/AGL Deduction | | 88,393 |
| ASSESSED VALUE | | 407,010 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 355,599 |
| TOTAL JUST VALUE | | 495,403 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 491,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2100130 | NEW CONSTR | 455,784 | 01/11/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2500/0510 | 9/27/2021 | WD | Q | I | 01 | 403,800 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: RANDOLPH JUSTIN E & | | | | | | |
| 2415/0032 | 12/07/2020 | WD | U | V | 30 | 350,000 |
| GRANTOR: DFC AMELIA CONCOURSE | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E12 N2 E18 FOP=[YR=2021] S2 E10 N8 W1 N2 W8 S8 W1$ E1 N21 W31$ E31 S13 E8 S2 E11 N68$ PTR=E15 STR=[YR=2021] E4 S3 FUS=[YR=2021] E15 S28 W4 S2 W11 N2 W4 N23 E4 N5$ S5 W4 N8$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2021 | 2021 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,465

| 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 | 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