LOT 163
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

OLIVA CHRISTIAN J & KRYSTEN K
94942 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0163-0000

BUILDING CHARACTERISTICS

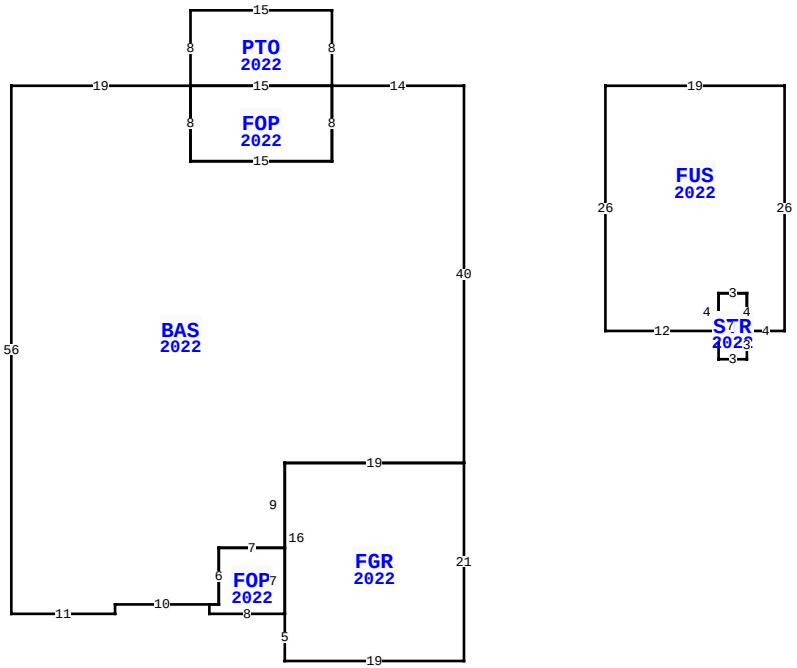
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,204	100	2022	2,204	267,051
FGR	399	55	2022	219	26,535
FOP	50	30	2022	15	1,818
FOP	120	30	2022	36	4,362
FUS	482	100	2022	482	58,402
PTO	120	5	2022	6	727
STR	21	10	2022	2	243
TOTALS	3,396			2,964	359,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,964	116.5647	122.39	362,764	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2686 HX Base Yr 2023



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

94942 WINDFLOWER TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,136
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,136
SOH/AGL Deduction		19,172
ASSESSED VALUE		424,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		373,553
TOTAL JUST VALUE		444,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002262	CO ISSUED	0	11/01/2022
22004310	NEW CONSTR	430,186	03/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1175	10/21/2022	WD	Q	I	02	477,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OLIVA CHRISTIAN JES						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N8 W15 S8 FOP=[YR=2022] S8 E15 N8 W15$ E15$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E19 N40$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] S3 W3 N7 E3 S4$ N4 W3 S4 W12 N26$ 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

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	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