LOT 75
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

CESARE RAYMOND CHARLES & KIMBERLY IRWIN
95365 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0075-0000

BUILDING CHARACTERISTICS

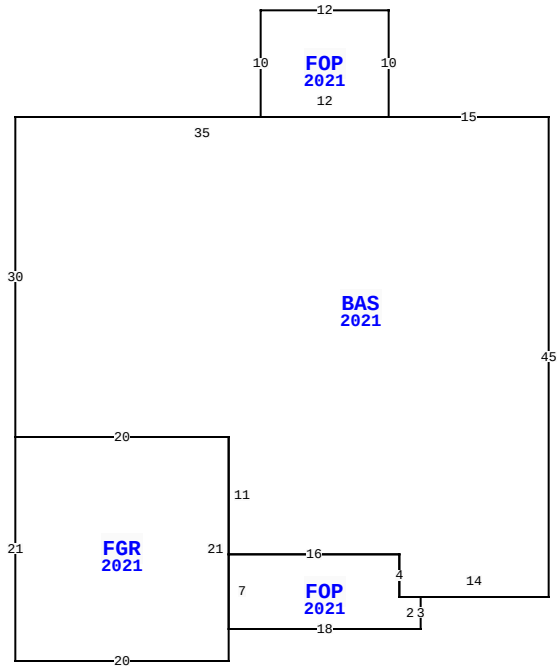
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1,886	193,013
FGR	420	55	231	23,641
FOP	118	30	35	3,582
FOP	120	30	36	3,684
TOTALS	2,544		2,188	223,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	113.3958	102.34	223,920	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1886 HX Base Yr 2022



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95365 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,920
TOTAL MARKET OB/XF VALUE		3,819
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		302,739
SOH/AGL Deduction		25,831
ASSESSED VALUE		276,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,908
TOTAL JUST VALUE		302,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109154	CO ISSUED	0	01/05/2022
B2109154	NEW CONSTR	272,613	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0163	12/30/2021	WD	Q	I	01	390,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CESARE RAYMOND CHAR						
2468/1408	6/04/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N10 W12 S10 E12$ W35 S30
FGR=[YR=2021] S21 E20 N21 W20$ E20 S11 FOP=[YR=2021] S7 E18
N3 W2 N4 W16$ E16 S4 E14 N45$.

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
1	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	2021	2021	3	100	3,390	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2021	2021	3	100	429	

LAND DESCRIPTION

TOTAL OB/XF 3,819

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS