LOT 76
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

BIDDULPH ALISON JANE
95357 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0076-0000

BUILDING CHARACTERISTICS

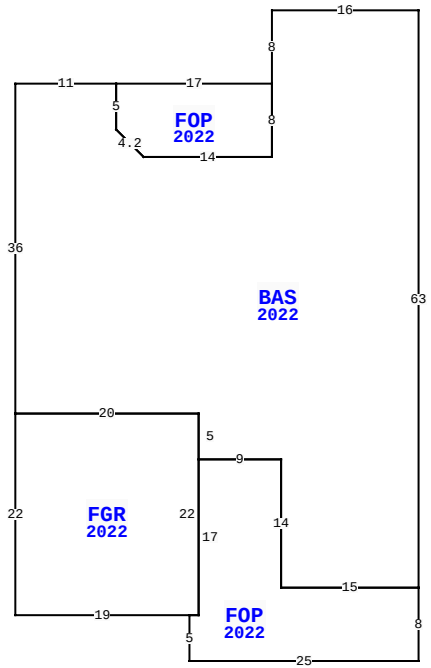
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	193,795
FGR	440	55	242	24,541
FOP	132	30	40	4,056
FOP	323	30	97	9,837
TOTALS	2,806		2,290	232,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	112.3668	101.41	232,229	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1911 HX Base Yr



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

95357 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,229
TOTAL MARKET OB/XF VALUE	3,973
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	311,202
SOH/AGL Deduction	0
ASSESSED VALUE	311,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,202
TOTAL JUST VALUE	311,202
NCON VALUE	236,202
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113476	NEW CONSTR	314,905	10/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0738	4/28/2022	WD	Q	I	01	426,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BIDDULPH ALISON JAN						
2511/1165	11/04/2021	WD	U	V	30	186,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 S8 FOP=[YR=2022] W17 S5 D3 R3 E14 N8$ S8 W14 U3 L3 N5 W11 S36 FGR=[YR=2022] S22 E19 FOP=[YR=2022] S5 E25 N8 W15 N14 W9 S17 W1$ E1 N22 W20$ E20 S5 E9 S14 E15 N63$.

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	0	0	0	764.00	SF	5.20	5.20	100	2022	2022	3	100	3,973	

LAND DESCRIPTION

TOTAL OB/XF 3,973

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS