

LOT 77
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

CAPPERS JUSTIN HEATH & MICHELLE GARRIS
95349 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0077-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																							
Exterior Wall	31	HARDIE BRD 100	0100	01	2,212	119.1582	107.54	237,878	2020	2020	0	0	0.50	99.50	STANDARD																																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1916													HX Base Yr 2021																									
Roof Cover	03	COMP SHNGL 100														VALUATION BY													Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													236,689																									
Interior Floo	11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE													3,848																									
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET													75,000																									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													315,537																									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													82,555																									
Bedrooms	3	100														ASSESSED VALUE													232,982																									
Bathrooms	2	100														TOTAL EXEMPTION VALUE													HX HB 50,000																									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													182,982																									
Stories	1.	1. 100														TOTAL JUST VALUE													315,537																									
Units	0	100	NCON VALUE													0																																						
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													281,273																									
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	1,916	100	1,916	205,017																																																		
FGR	440	55	242	25,895																																																		
FOP	54	30	16	1,712																																																		
FOP	126	30	38	4,067																																																		
TOTALS			2,536	2,212	236,689																																																	
EXTRA FEATURES			95349 CORNFLOWER DR, FERNANDINA BEACH																																																			
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																																					
1	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2020	2020	3	99	347																																						
2	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50	6.50	100	2020	2020	3	99	3,501																																						
TOTAL OB/XF																		3,848																																				
LAND DESCRIPTION																																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																														
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																					
REVIEW DATE 01/08/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																																						