

LOT 78
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

LANE DARRELL STEVEN JR
95341 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0078-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,335	100	2,335	252,343
FGR	380	55	209	22,587
FOP	50	30	15	1,621
FOP	120	30	36	3,891
PTO	120	5	6	648
TOTALS	3,005		2,601	281,090

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	2022
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2022

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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,601	119.7504	108.07	281,090	2022	2022	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2335 HX Base Yr												
BLD DATE	03/03/2023					NW	LGL DATE					
XF DATE							LAND DATE					
INC DATE							AG DATE					

95341 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,090	
TOTAL MARKET OB/XF VALUE		3,644	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		359,734	
SOH/AGL Deduction		26,550	
ASSESSED VALUE		333,184	
TOTAL EXEMPTION VALUE		13	333,184
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		359,734	
NCON VALUE		284,734	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016316	NEW CONSTR	376,397	11/23/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2609/1094	12/08/2022	WD	Q	I	01	425,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: LANE DARRELL STEVEN							
2526/1743	1/04/2022	WD	U	V	30	240,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2022] W19 PTO=[YR=2022] N8 W15 S8 FOP=[YR=2022] S8 E15 N8 W15\$ E15\$ S8 W15 N16 W14 S49 FGR=[YR=2022] S20 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$.												