

LOT 79
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MACBETH GREGORY S & PAIGE C
95333 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0079-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4067.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	230,345
FGR	399	55	219	22,785
FOP	50	30	15	1,561
FOP	128	30	38	3,954
FUS	470	100	470	48,899
PTO	128	5	6	624
STR	24	10	2	208

TOTALS	3,413		2,964	308,375
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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
1	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	2022	2022
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2022	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	DPH FACT	% COND
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE	10/19/2022	BY	DJ
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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	115.2816	104.04	308,375	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023													
Heated Area: 2684													
HX Base Yr													

95333 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF													
3,644													

TOTAL OB/XF													
3,644													

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,375	
TOTAL MARKET OB/XF VALUE		3,644	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		387,019	
SOH/AGL Deduction		0	
ASSESSED VALUE		387,019	
TOTAL EXEMPTION VALUE		13	387,019
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		387,019	
NCON VALUE		312,019	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004378	CO ISSUED	0	11/01/2022
22004378	NEW CONSTR	430,186	03/21/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0457	10/25/2022	WD	Q	I	01	466,600	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: MACBETH GREGORY SEA							
2556/1000	4/18/2022	WD	U	I	30	1,100,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W19 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W13 S40 FGR=[YR=2022] S21 E19 N4 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N17 W19\$ E19 S10 E7 S6 E22 N56 \$ PTR=E15 FUS=[YR=2022] E19 S26 W11 STR=[YR=2022] N6 W4 S6 E4\$ N6 W4 S6 W4 N26\$ W15\$.													