LOT 81
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DUVALL PETRA
95301 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0081-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

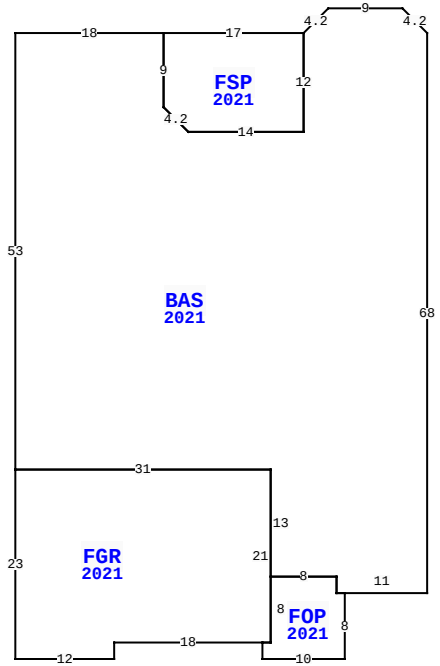
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2,756	290,730
FGR	675	55	371	39,137
FOP	90	30	27	2,848
FSP	200	40	80	8,439
TOTALS	3,721		3,234	341,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,234	116.8860	105.49	341,155	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2756 HX Base Yr 2022



95301 CORNFLOWER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,155
TOTAL MARKET OB/XF VALUE		4,372
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		420,527
SOH/AGL Deduction		34,057
ASSESSED VALUE		386,470
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,470
TOTAL JUST VALUE		420,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011867	CO ISSUED	0	06/30/2021
B2011867	NEW CONSTR	377,237	12/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0985	6/30/2021	WD	Q	I	02	381,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HACKETT PETRA						
2415/0032	12/07/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 D3 L3 FSP=[YR=2021] W17 S9 D3 R3 E14 N12 $ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E12 N2 E18 FOP=[YR=2021] S2 E10 N8 W1 N2 W8 S8 W1$ E1 N21 W31$ E31 S13 E8 S2 E11 N68$.

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	0812	CONCRETE C	0	100	0	0	1,093.00	SF	4.00	4.00	100	2021	2021	3	100	4,372	

LAND DESCRIPTION

TOTAL OB/XF 4,372

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	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 09/10/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS