

LOT 82
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DEMONBREN JASON C & JENNIFER L
95293 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0082-0000



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	12	HARDWOOD 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	2,398	100	2,398	263,516
FGR	380	55	209	22,967
FOP	50	30	15	1,648
FOP	120	30	36	3,956
TOTALS	2,948		2,658	292,088

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	663.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	36.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,658	121.7664	109.89	292,088	2022	2022	0	0
1 SINGLE FAM - 100% - 2023									
Heated Area: 2398									
HX Base Yr 2023									

95293 CORNFLOWER DR, FERNANDINA BEACH									
BLD DATE 03/03/2023 NW LGL DATE									
XF DATE									
INC DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
3,682									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,088	
TOTAL MARKET OB/XF VALUE		3,682	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,770	
SOH/AGL Deduction		0	
ASSESSED VALUE		370,770	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		320,770	
TOTAL JUST VALUE		370,770	
NCON VALUE		295,770	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015969	NEW CONSTR	381,852	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1573	9/23/2022	WD	Q	I	02	530,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEMONBREN JASON CLI						
2521/1610	12/14/2021	WD	U	V	30	400,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W6 U3 L3 W7 D3 L3 FOP=[YR=2022] W15 S8 E15 N8\$ S8 W15 N16 U3 L3 W8 D3 L3 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\$.									