

LOT 83
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KRUSZEWSKI AMY & JEFF
95285 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0083-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

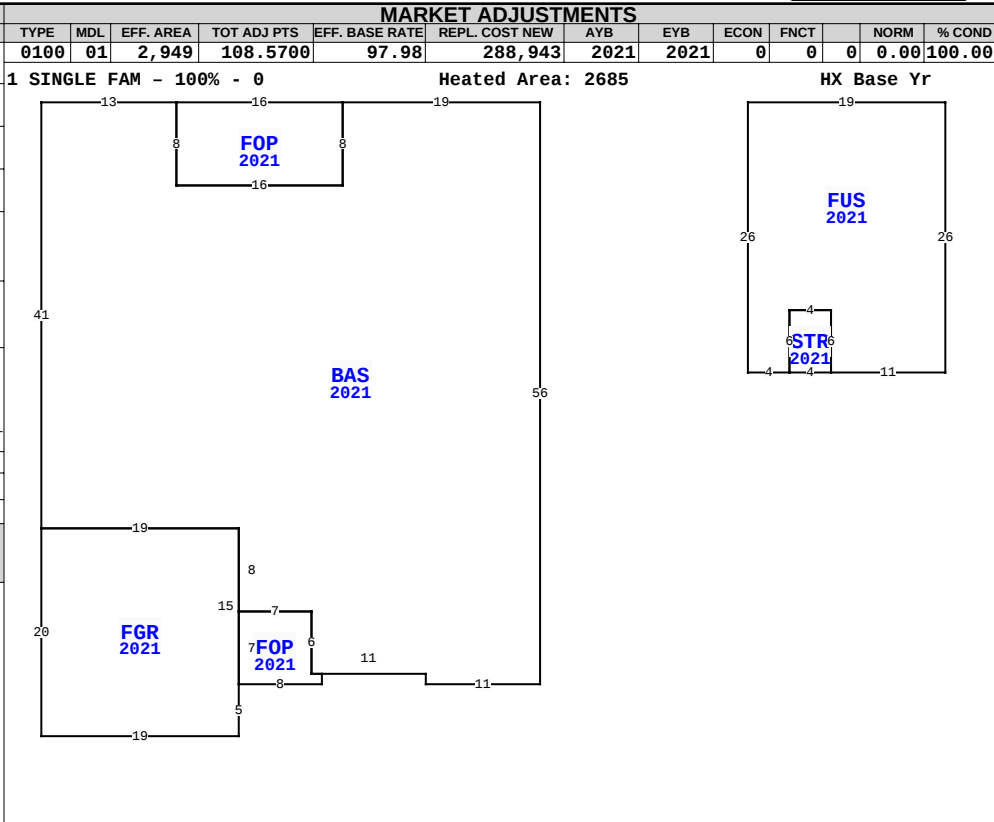
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	217,026
FGR	380	55	209	20,478
FOP	50	30	15	1,470
FOP	128	30	38	3,723
FUS	470	100	470	46,051
STR	24	10	2	196

TOTALS	3,267		2,949	288,943
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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	690.00	SF	5.20	5.20

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		RS-2	0.00	0.00	1.00



95285 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0811	CONCRETE B	0 100	0	0	690.00	SF	5.20	5.20	100	2021	2021	3	100	3,588	

TOTAL OB/XF										3,588						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				288,943	
TOTAL MARKET OB/XF VALUE				3,588	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				367,531	
SOH/AGL Deduction				30,271	
ASSESSED VALUE				337,260	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				287,260	
TOTAL JUST VALUE				367,531	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				327,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105192	NEW CONSTR	374,646	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/0975	2/21/2023	WD Q	I	I	01	495,000
GRANTOR: SHERMAN ERIC & LENA W						
GRANTEE: KRUSZEWSKI AMY & JE						
2524/0092	12/20/2021	WD Q	I	I	02	441,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHERMAN ERIC & LENA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W19 FOP=[YR=2021] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N5 FOP=[YR=2021] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E20 FUS=[YR=2021] E19 S26 W11 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W20 \$.									