LOT 84
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GOOD JOSEPH EARL/MURPHY MARIELA VERONICA
95277 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0084-0000

BUILDING CHARACTERISTICS

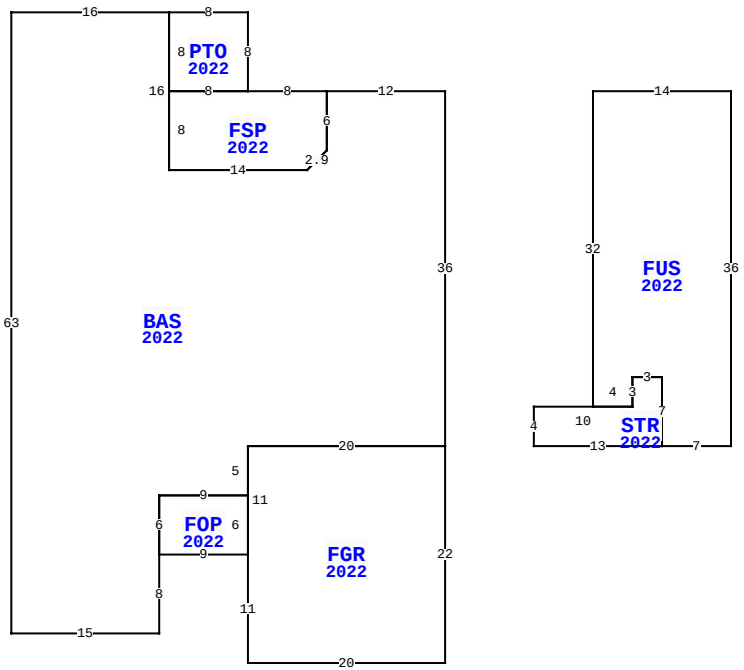
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,916	100	1,916	193,823
FGR	440	55	242	24,481
FOP	54	30	16	1,619
FSP	126	40	50	5,058
FUS	467	100	467	47,242
PTO	64	5	3	303
STR	61	10	6	607
TOTALS	3,128		2,700	273,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,700	112.0896	101.16	273,132	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 50% - 2023 Heated Area: 2383 HX Base Yr 2023



95277 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		273,132
TOTAL MARKET OB/XF VALUE		3,838
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,970
SOH/AGL Deduction		0
ASSESSED VALUE		351,970
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		301,970
TOTAL JUST VALUE		351,970
NCON VALUE		276,970
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016144	NEW CONSTR	385,421	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0449	10/28/2022	WD	Q	I	01	466,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOOD JOSEPH EARL &						
2521/1610	12/14/2021	WD	U	V	30	400,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] W8 PTO=[YR=2022] N8W8S8E8$ W8S8 E14 U2 R2 N6$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S11 E20 N22 W20 S11$ N6W9S6$ N6 E9 N5 E20 N36$ PTR=E15 FUS=[YR=2022] E14 S36 W7 STR=[YR=2022] W13 N4 E10 N3 E3 S7$ N7 W3 S3 W4 N32$ W15$.

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	0811	CONCRETE B	0	50	0	0	663.00	SF	5.20	5.20	100	2022	2022	3	100	3,448	
2	0810	CONCRETE A	0	50	0	0	60.00	SF	6.50	6.50	100	2022	2022	3	100	390	

LAND DESCRIPTION

TOTAL OB/XF 3,838

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	50			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS