

LOT 85
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GRECO MIEKE ANNA & JOHN V
95269 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0085-0000



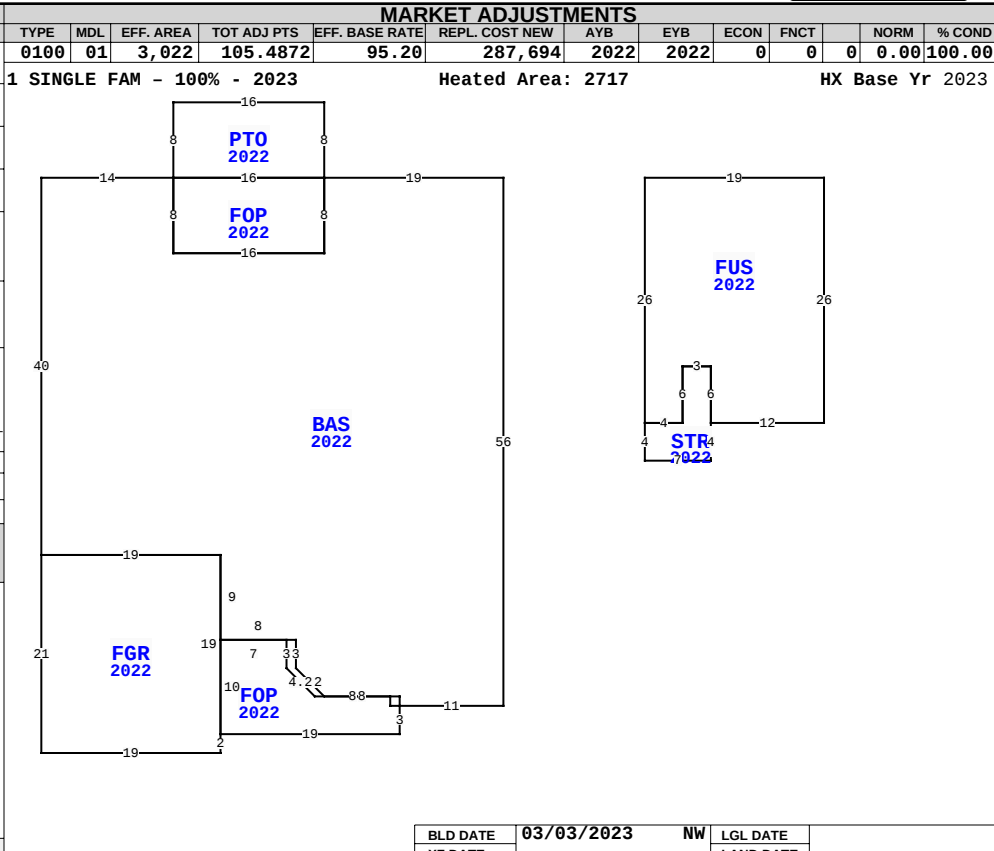
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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
NEIGHBORHOOD/LOC	4067.200	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2,241	213,343
FGR	399	55	219	20,849
FOP	122	30	37	3,522
FOP	128	30	38	3,618
FUS	476	100	476	45,315
PTO	128	5	6	571
STR	46	10	5	476
TOTALS	3,540		3,022	287,694

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	663.00	SF	5.20	5.20	100	2022	2022	3	100	3,448	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2022	2022	3	100	215	

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		



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

95269 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	287,694		
TOTAL MARKET OB/XF VALUE	3,663		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	366,357		
SOH/AGL Deduction	0		
ASSESSED VALUE	366,357		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	316,357		
TOTAL JUST VALUE	366,357		
NCON VALUE	291,357		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015147	NEW CONSTR	431,691	11/02/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2611/1386	1/04/2023	WD U	I	I	11
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					
2605/0007	11/07/2022	WD U	V	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022] W19 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W14 S40 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E8 S3 D3 R3 E8 S1 E11 N56\$ PTR=E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] S4 W7 N4 E4 N6 E3 S6\$ N6 W3 S6 W4 N26\$ W15\$.									