

LOT 88
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

FERGUSON JAMES G III & SALLY
95245 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0088-0000



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	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.	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	2,214	100	2,214	230,345
FGR	399	55	219	22,785
FOP	50	30	15	1,561
FOP	128	30	38	3,954
FUS	470	100	470	48,899
PTO	128	5	6	624
STR	24	10	2	208
TOTALS	3,413		2,964	308,375

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	0	0	0	663.00	SF	5.20	5.20	100	2022	2022	3	100	3,448	
2	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	2022	2022	3	100	254	

LAND DESCRIPTION			TOTAL OB/XF 3,702														
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

MARKET ADJUSTMENTS													HEATED AREA: 2684				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
0100	01	2,964	115.2816	104.04	308,375	2022	2022	0	0	0	0.00	100.00								
1 SINGLE FAM - 0% - 2023																				
The floor plan shows a large rectangular lot with several rooms and a small detached structure. The rooms are labeled as follows: PTO 2022: A small rectangular room at the top left, with dimensions 16 (width) and 8 (height). FOP 2022: A small rectangular room below PTO, with dimensions 16 (width) and 8 (height). BAS 2022: A large rectangular room in the center, with dimensions 40 (width) and 56 (height). FGR 2022: A rectangular room at the bottom left, with dimensions 19 (width) and 21 (height). FOP 2022: A small rectangular room at the bottom center, with dimensions 7 (width) and 6 (height). FUS 2022: A large rectangular room at the top right, with dimensions 19 (width) and 26 (height). STR 2022: A small rectangular room at the bottom right, with dimensions 4 (width) and 4 (height). The overall lot dimensions are 13 (width) and 19 (height). The total area is 2684.																				
BLD DATE				03/03/2023				NW		LGL DATE										

95245 CORNFLOWER DR, FERNANDINA BEACH										BLD DATE	03/03/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				308,375	
TOTAL MARKET OB/XF VALUE				3,702	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				387,077	
SOH/AGL Deduction				0	
ASSESSED VALUE				387,077	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				387,077	
TOTAL JUST VALUE				387,077	
NCON VALUE				312,077	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004905	NEW CONSTR	430,186	03/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1246	1/30/2023	WD	Q	I	02	499,900
GRANTOR: DATTA NAVNEET & ANJU						
GRANTEE: FERGUSON JAMES G II						
2602/0537	10/14/2022	WD	Q	I	01	471,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DATTA NAVEET & ANJU						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W19 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W13 S40 FGR=[YR=2022] S21 E19 N4 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N17 W19\$ E19 S10 E7 S6 E22 N56 \$ PTR=E15 FUS=[YR=2022] E19 S26 W11 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W15\$.														