LOT 91
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GONCALVES PHELIPE ESTACIOLIT &/JAMES ERIKA
95215 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0091-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

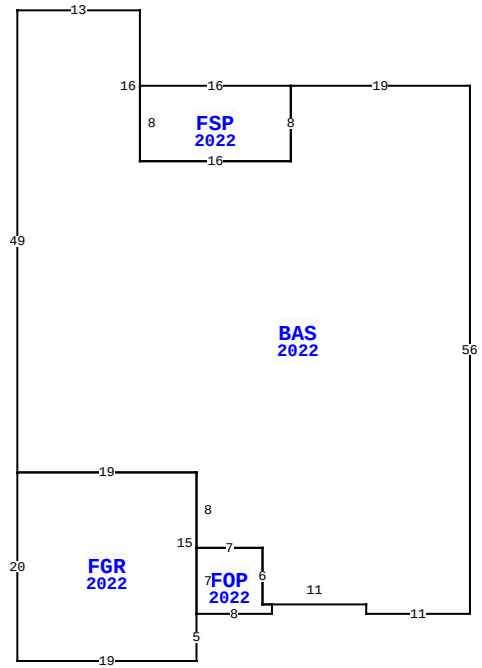
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2,319	250,614
FGR	380	55	209	22,587
FOP	50	30	15	1,621
FSP	128	40	51	5,512
TOTALS	2,877		2,594	280,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,594	119.7504	108.07	280,334	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2319 HX Base Yr



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

95215 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	280,334
TOTAL MARKET OB/XF VALUE	3,702
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	359,036
SOH/AGL Deduction	0
ASSESSED VALUE	359,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,036
TOTAL JUST VALUE	359,036
NCON VALUE	284,036
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015149	NEW CONSTR	372,655	11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1369	5/27/2022	WD	Q	I	01	447,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GONCALVES PHELIPE E						
2516/1538	11/23/2021	WD	U	V	30	240,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FSP=[YR=2022] W16 S8 E16 N8$ S8 W16 N16 W13 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$.

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	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

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	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							

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