LOT 93
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GIBBS MATASHA MICHEL & JESSE LEE
95199 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0093-0000

BUILDING CHARACTERISTICS

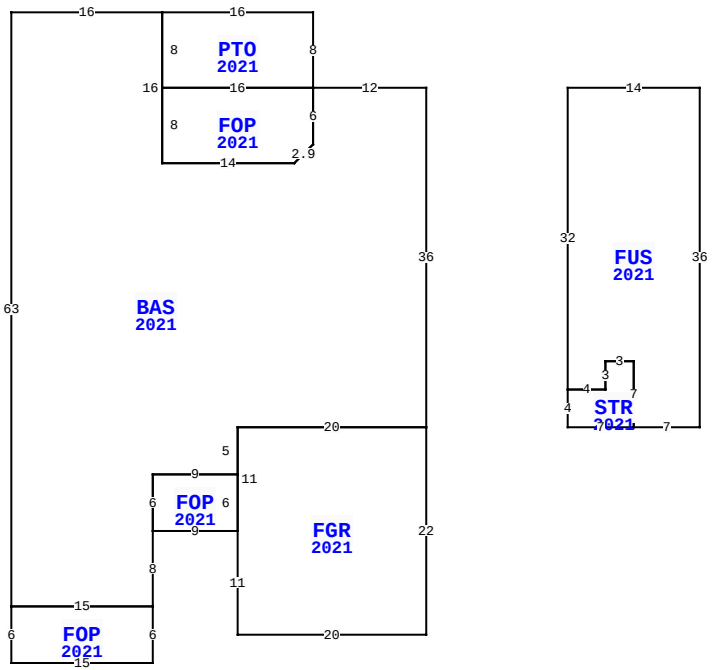
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	207,599
FGR	440	55	242	26,221
FOP	54	30	16	1,734
FOP	90	30	27	2,925
FOP	126	30	38	4,117
FUS	467	100	467	50,599
PTO	128	5	6	650
STR	37	10	4	433
TOTALS	3,258		2,716	294,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	120.0528	108.35	294,279	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2383 HX Base Yr



95199 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		294,279
TOTAL MARKET OB/XF VALUE		3,333
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,612
SOH/AGL Deduction		0
ASSESSED VALUE		372,612
TOTAL EXEMPTION VALUE	13	372,612
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		372,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100486	CO ISSUED	0	09/14/2021
B2100486	NEW CONSTR	322,898	01/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1751	4/06/2023	QC	U	I	11	100
GRANTOR: GIBBS MATASHA MICHEL						
GRANTEE: GIBBS MATASHA MICHE						
2496/0813	9/13/2021	WD	Q	I	01	390,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MELLS MATASHA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E14 U2 R2 N6 W16$ E16$ S6 D2 L2 W14 N16 W16 S63 FOP=[YR=2021] S6 E15 N6 W15$ E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$ PTR=E15 FUS=[YR=2021] E14 S36 W7 STR=[YR=2021] W7 N4 E4 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	100	0	0	641.00	SF	5.20	5.20	100	2021	2021	3	100	3,333	

LAND DESCRIPTION

TOTAL OB/XF 3,333

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/10/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS