

LOT 94
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

DENIO MICHAEL J & JUDY A
95191 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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

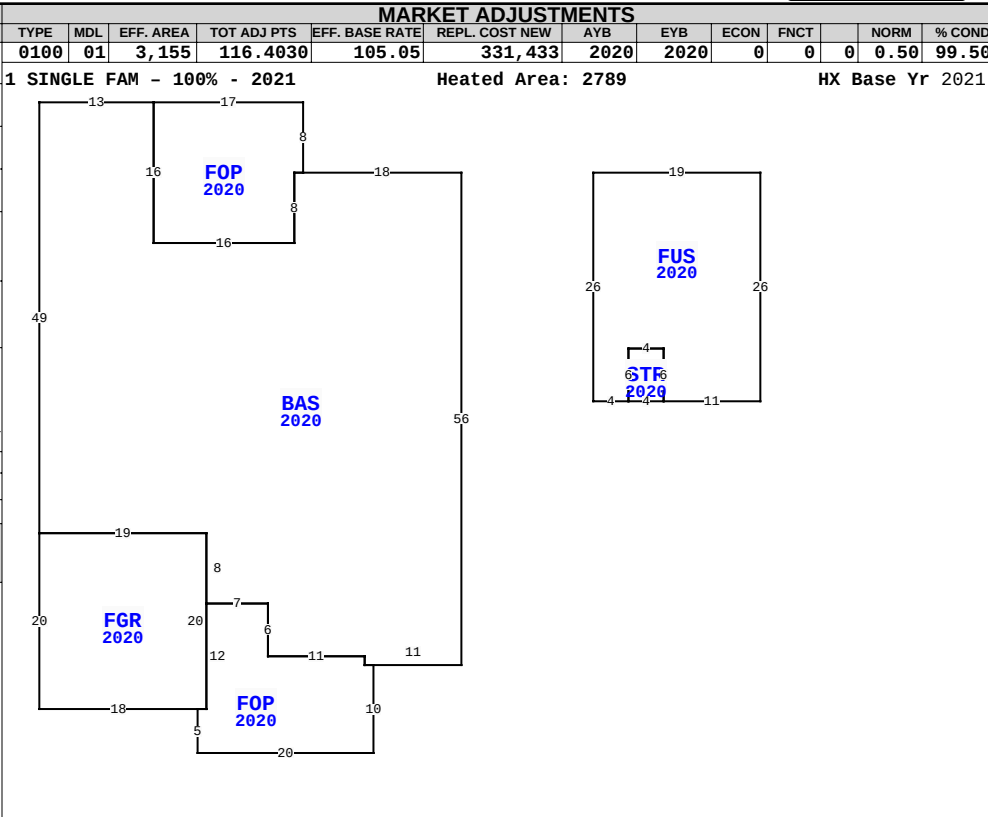
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2,319	242,393
FGR	380	55	209	21,845
FOP	255	30	76	7,944
FOP	264	30	79	8,258
FUS	470	100	470	49,127
STR	24	10	2	209

TOTALS	3,712		3,155	329,776
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	738.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

REVIEW DATE 12/16/2020 BY KW



95191 CORNFLOWER DR, FERNANDINA BEACH

TOTAL OB/XF									
3,934									

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3,934									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
329,776									
TOTAL MARKET OB/XF VALUE									
3,934									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
408,710									
SOH/AGL Deduction									
101,111									
ASSESSED VALUE									
307,599									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
257,599									
TOTAL JUST VALUE									
408,710									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
366,044									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006196	CO ISSUED	0	11/25/2020
B2006196	NEW CONSTR	372,476	07/16/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2412/0524	11/25/2020	WD	Q	I	01	332,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DENIO MICHAEL J & J							
2389/0024	8/31/2020	WD	U	V	30	560,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W18 FOP=[YR=2020] N8 W17 S16 E16 N8 E1\$ W1 S8 W16 N16 W13 S49 FGR=[YR=2020] S20 E18 FOP=[YR=2020] S5 E20 N10 W1 N1 W11 N6 W7 S12 W1\$ E1 N20 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR= E15 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W 4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W15\$.									