

LOT 96
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PIERATTI ALAN H & MARY
95175 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0096-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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	194,167
FGR	640	55	352	35,672
FOP	54	30	16	1,621
FSP	126	40	50	5,067
FUS	467	100	467	47,326
PTO	128	5	6	608
STR	37	10	4	405
TOTALS	3,368		2,811	284,867

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
3	0855	CONC PAVER	0	100	0	0	1,038.00	SF	10.00	10,380	
4	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	4,182	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	594	
6	0462	ST/AL FNC	0	100	66	0	264.00	SF	10.00	2,587	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,811	112.2912	101.34	284,867	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr											

95175 CORNFLOWER DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			284,867
TOTAL MARKET OB/XF VALUE			21,540
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			381,407
SOH/AGL Deduction			0
ASSESSED VALUE			381,407
TOTAL EXEMPTION VALUE			13
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			381,407
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010614	CO ISSUED	0	03/29/2021
B2010614	NEW CONSTR	328,450	11/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2449/1079	3/30/2021	WD Q	I	02	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: PIERATTI ALAN H & M					
2395/1495	9/25/2020	WD U	V	30	840,000
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FSP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 L2 U2 N6 W12 S36 FGR=[YR=2021] W10 S20 E10 S2 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E15 FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.											

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1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	