

LOT 97
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GAROFALO LOUIS R & LAURIE
95167 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0097-0000



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		2 100
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
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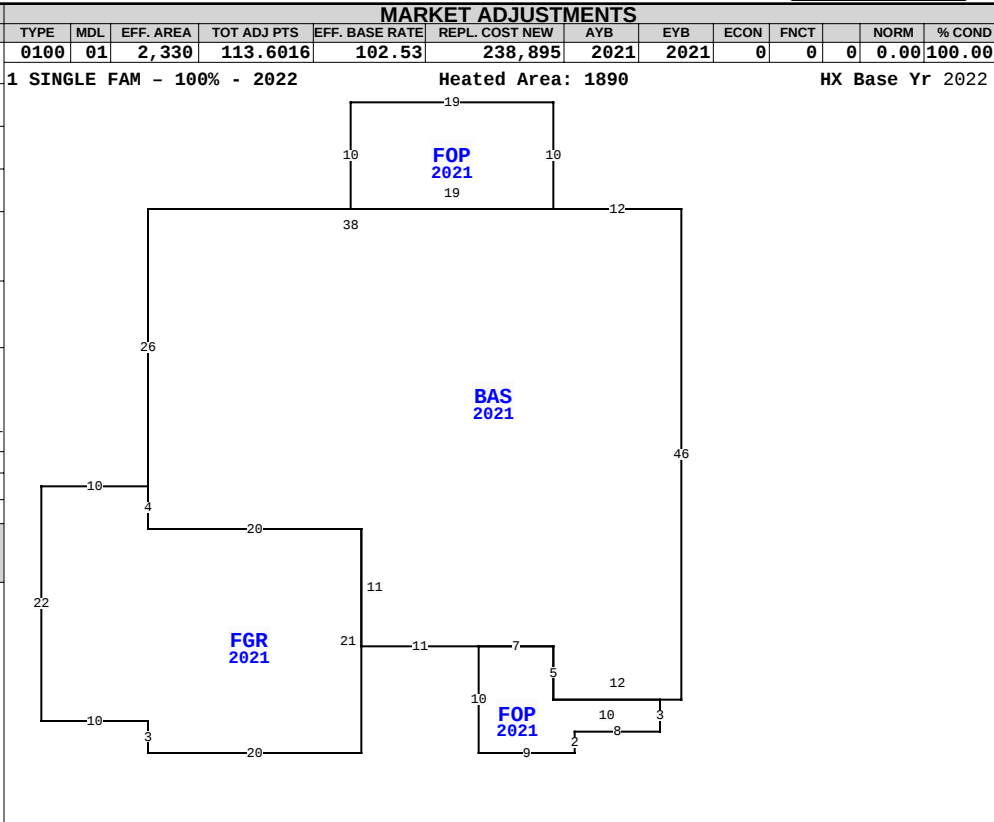
NEIGHBORHOOD/LOC	4067.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	193,782
FGR	640	55	352	36,091
FOP	104	30	31	3,178
FOP	190	30	57	5,844

TOTALS	2,824		2,330	238,895
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021
2	0812	CONCRETE C	0 100	0	0	976.00	SF	4.00	4.00	100	2021
3	0911	SCRN RM A	0 100	0	0	827.00	SF	17.50	17.50	100	2022
4	0861	POOL GUNIT	0 100	0	0	358.00	SF	85.00	85.00	100	2022
5	0855	CONC PAVER	0 100	0	0	469.00	SF	10.00	10.00	100	2022
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022
7	0476	VF 6 SBPL	0 100	0	0	140.00	LF	32.00	32.00	100	2022
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

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



95167 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2021	2021	3	100	3,500	
4.00	100	2021	2021	3	100	3,904	
17.50	100	2022	2022	3	100	14,473	
85.00	100	2022	2022	3	100	30,430	
10.00	100	2022	2022	3	100	4,690	
2,000.00	100	2022	2022	3	100	2,000	
32.00	100	2022	2022	3	100	4,480	
300.00	100	2022	2022	3	100	600	

TOTAL OB/XF											
64,077											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						238,895					
TOTAL MARKET OB/XF VALUE						64,077					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						377,972					
SOH/AGL Deduction						56,090					
ASSESSED VALUE						321,882					
TOTAL EXEMPTION VALUE						HX HB VX VP					
BASE TAXABLE VALUE						80,065					
TOTAL JUST VALUE						377,972					
NCON VALUE						56,673					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						284,831					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015811	ADDITION	6,960	11/15/2021
B2111902	SWIM POOL	6,000	09/07/2021
C2010933	CO ISSUED	0	03/31/2021
B2010933	NEW CONSTR	269,120	11/09/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2449/0564	3/31/2021	WD	Q	I	01	328,700	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:GAROFALO LOUIS R &							
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=2021] W12 FOP=[YR=2021] N10 W19 S10 E19\$ W38 S26											
FGR=[YR=2021] W10 S22 E10 S3 E20 N21 W20 N4\$ S4 E20 S11 E11											
FOP=[YR=2021] S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46 \$.											