

LOT 98
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

ALBERT JEFFREY D/ROSSETTI CHRISTINA
95151 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0098-0000



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	11	CLAY TILE 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

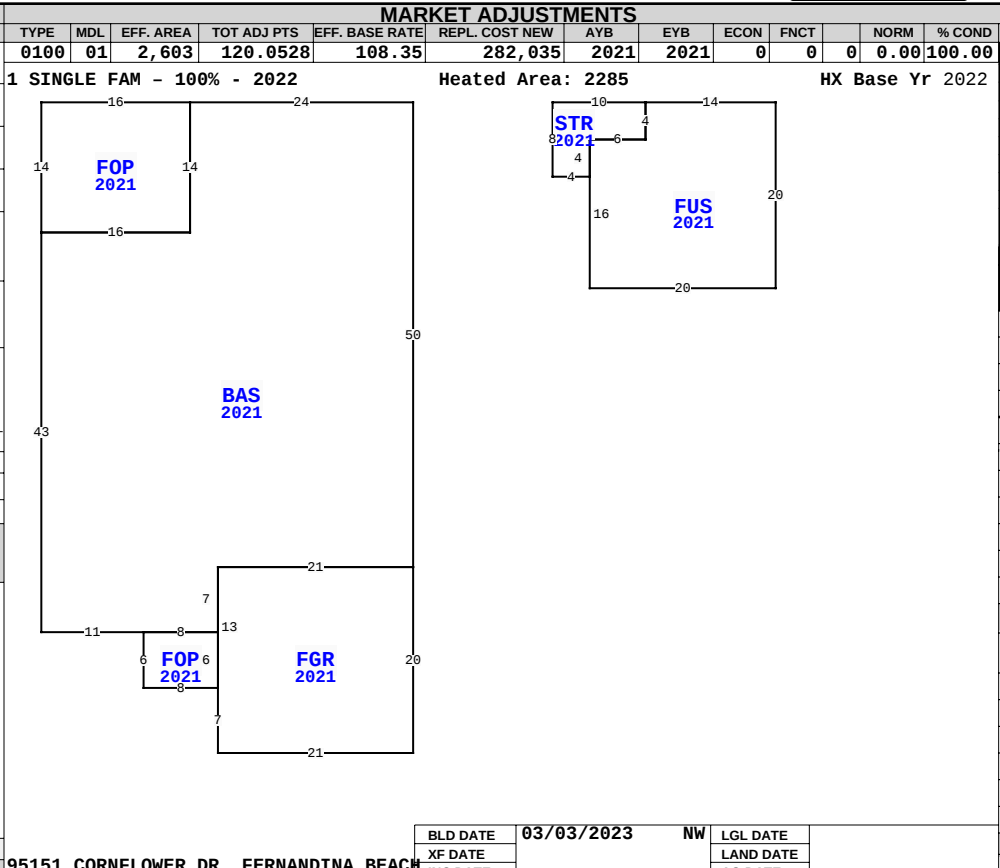
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	206,840
FGR	420	55	231	25,029
FOP	48	30	14	1,517
FOP	224	30	67	7,259
FUS	376	100	376	40,740
STR	56	10	6	650

TOTALS	3,033		2,603	282,035
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0812	CONCRETE C	0 100	0 0
2	0476	VF 6 SBPL	0 100	0 0
3	0462	ST/AL FNC	0 100	0 0
4	0470	VNYL GATE	0 100	0 0
5	0462	ST/AL FNC	0 100	72 0
6	0861	POOL GUNIT	0 100	0 0
7	0911	SCRN RM A	0 100	0 0
8	0855	CONC PAVER	0 100	0 0
9	0871	POOL HTR R	0 100	0 0

L N	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	0812	CONCRETE C	0 100	0 0	671.00	SF	4.00	4.00	100	2021	2021	3	100	2,684	
2	0476	VF 6 SBPL	0 100	0 0	156.00	LF	32.00	32.00	100	2021	2021	3	99	4,942	
3	0462	ST/AL FNC	0 100	0 0	1.00	SF	10.00	10.00	100	2021	2021	3	98	10	
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
5	0462	ST/AL FNC	0 100	72 0	288.00	SF	10.00	10.00	100	2021	2021	3	98	2,822	
6	0861	POOL GUNIT	0 100	0 0	288.00	SF	85.00	85.00	100	2022	2022	3	100	24,480	
7	0911	SCRN RM A	0 100	0 0	780.00	SF	17.50	17.50	100	2022	2022	3	100	13,650	
8	0855	CONC PAVER	0 100	0 0	492.00	SF	10.00	10.00	100	2022	2022	3	100	4,920	
9	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P D
1	000134	C	SFR POND	100	
ESTIMATE DATE			12/12/2022	PM	02



95151 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										282,035				
TOTAL MARKET OB/XF VALUE										55,805				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										412,840				
SOH/AGL Deduction										32,904				
ASSESSED VALUE										379,936				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										329,936				
TOTAL JUST VALUE										412,840				
NCON VALUE										45,050				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										325,132				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014399	ADDITION	30,220	09/21/2022
22007769	SWIM POOL	80,658	05/18/2022
C2100052	CO ISSUED	0	07/13/2021
B2100052	NEW CONSTR	310,914	01/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2479/1308	7/13/2021	WD	Q	I	01	364,600	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: ALBERT JEFFREY D &							
2430/1055	2/01/2021	WD	U	V	30	980,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W24 FOP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2021] S6 E8 FGR=[YR=2021] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E15 STR=[YR=2021] E10 FUS=[YR=2021] E14 S20 W20 N16 E6 N4\$ S4 W6 S4 W4 N8\$ W15\$.									