LOT 100
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

TICE TYLER & DARYL
95135 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0100-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

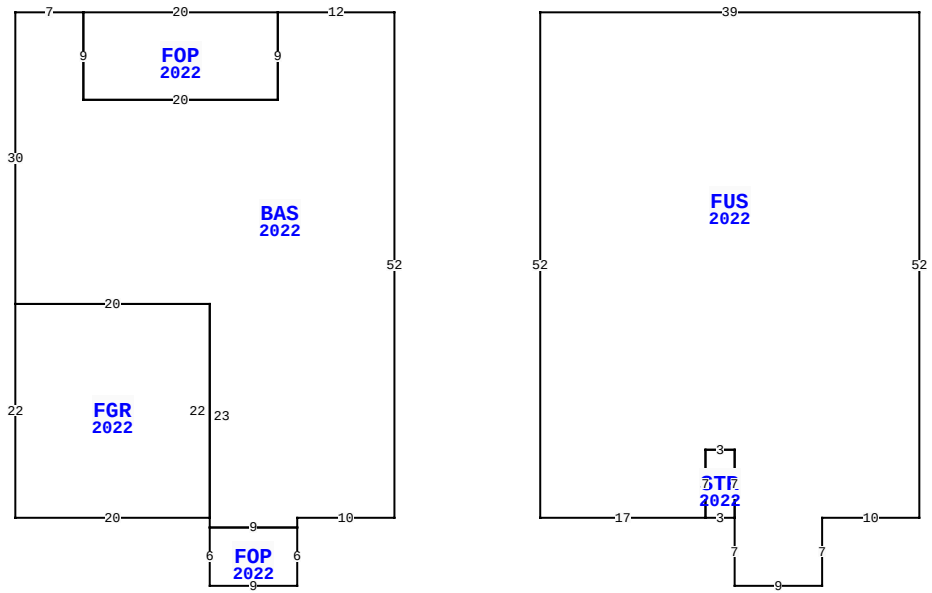
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	138,370
FGR	440	55	242	23,631
FOP	54	30	16	1,562
FOP	180	30	54	5,273
FUS	2,070	100	2,070	202,136
STR	21	10	2	195
TOTALS	4,182		3,801	371,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,801	108.2025	97.65	371,168	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 3487 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95135 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	371,168
TOTAL MARKET OB/XF VALUE	4,150
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	450,318
SOH/AGL Deduction	0
ASSESSED VALUE	450,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,318
TOTAL JUST VALUE	450,318
NCON VALUE	375,318
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113478	NEW CONSTR	551,771	10/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/744	4/12/2023	WD	Q	I	01	600,000
GRANTOR: BEROZA MARK RICHARD &						
GRANTEE: TICE TYLER & DARYL						
2561/0971	5/04/2022	WD	Q	I	01	546,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BEROZA MARK R & TEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W20 S9 E20 N9$ S9 W20 N9 W7 S30 FGR=[YR=2022] S22 E20 N22 W20$ E20 S23 FOP=[YR=2022] S6 E9 N6 W9$ E9 N1 E10 N52$ PTR=E15 FUS=[YR=2022] E39 S52 W10 S7 W9 N7 STR=[YR=2022] N7 W3 S7 E3$ N7 W3 S7 W17 N52$ 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	0	0	0	798.00	SF	5.20	5.20	100	2022	2022	3	100	4,150	

LAND DESCRIPTION

TOTAL OB/XF 4,150

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS