LOT 103
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MAURO DAMON LOUIS & TANYA LENORE
95105 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

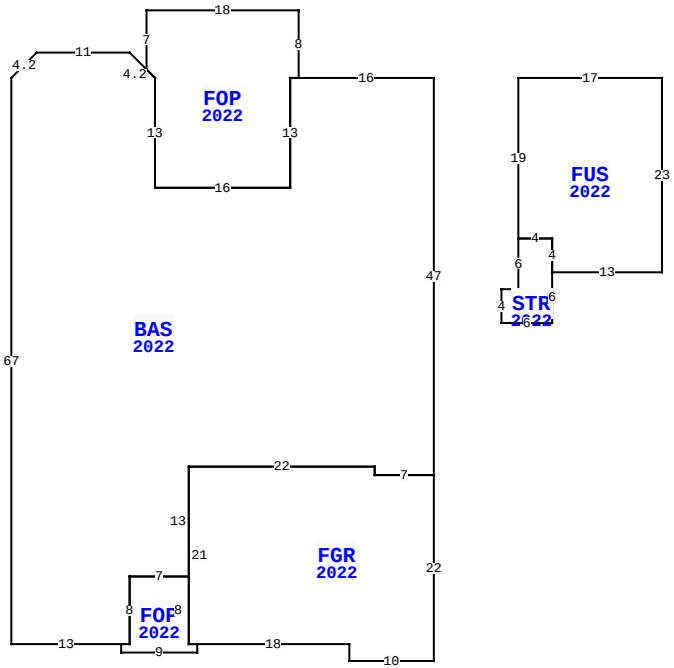
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,526	100	2,526	248,862
FGR	622	55	342	33,694
FOP	65	30	20	1,970
FOP	352	30	106	10,443
FUS	375	100	375	36,945
STR	48	10	5	493
TOTALS	3,988		3,374	332,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,374	109.1580	98.52	332,406	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2901 HX Base Yr 2023



95105 CORNFLOWER DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,406
TOTAL MARKET OB/XF VALUE		4,766
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		412,172
SOH/AGL Deduction		81,408
ASSESSED VALUE		330,764
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,764
TOTAL JUST VALUE		412,172
NCON VALUE		336,270
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108999	CO ISSUED	0	04/19/2022
21008999	NEW CONSTR	481,063	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/0778	4/22/2022	WD	Q	I	02	567,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAURO DAMON LOUIS &						
2506/0810	10/19/2021	WD	U	V	30	62,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] N8 W18 S7 D1 R1 S13 E16 N13 E1$ W1 S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR= E10 FUS=[YR=2022] E17 S23 W13 STR=[YR=2022] S6 W6 N4 E2 N6 E4 S4$ N4 W4 N19$ W10$.

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	0812	CONCRETE C	0	100	0	0	1,124.00	SF	4.00	4.00	100	2022	2022	3	100	4,496	
2	0855	CONC PAVER	0	100	9	3	27.00	SF	10.00	10.00	100	2022	2022	3	100	270	

LAND DESCRIPTION

TOTAL OB/XF 4,766

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	000100	C	SFR	100			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 HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS