

LOT 104
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PADIN BERNARD/LASALLE MARICARMEN R
95082 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0104-0000



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	13	LVT/LAMMT 70
Interior Floo	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

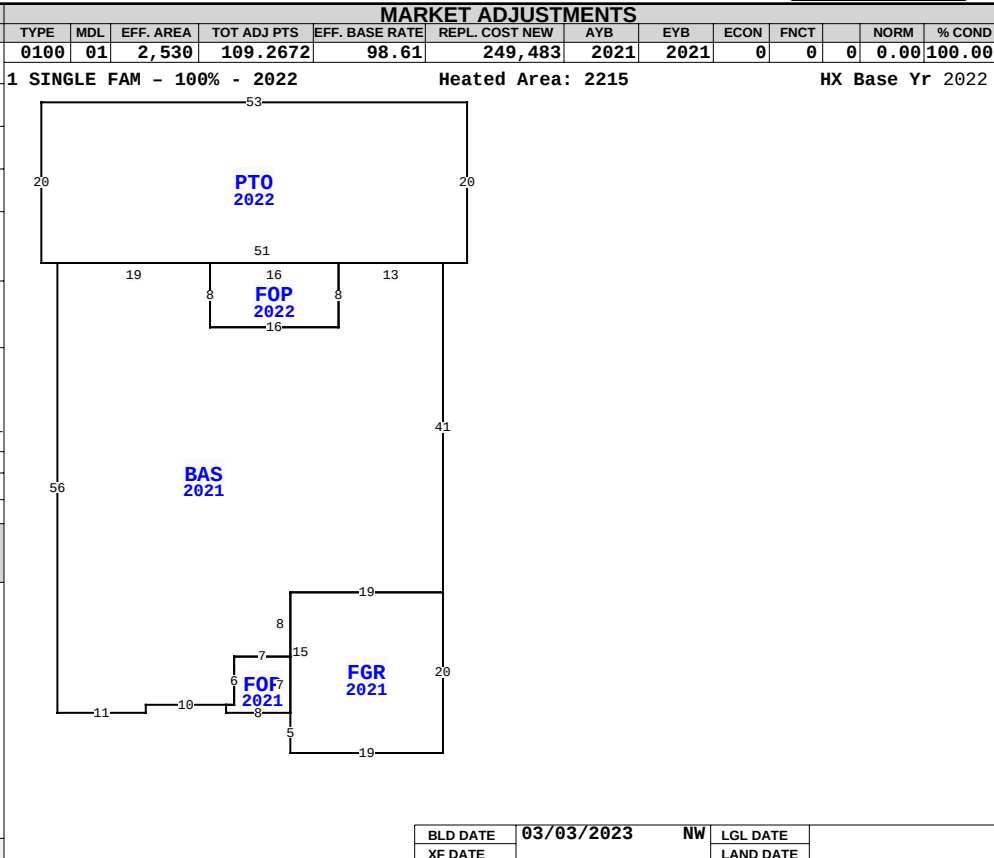
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	218,421
FGR	380	55	209	20,609
FOP	50	30	15	1,479
FOP	128	30	38	3,747
PTO	1,060	5	53	5,226
TOTALS	3,833		2,530	249,483

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	0811	CONCRETE B	0	100	0	0	818.00	SF	5.20	5.20	100	2021	2021	3	100	4,254	
2	0911	SCRN RM A	0	100	43	20	960.00	SF	17.50	17.50	100	2022	2022	3	100	16,800	

LAND DESCRIPTION			TOTAL OB/XF 21,054														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 DJ



95082 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		249,483	
TOTAL MARKET OB/XF VALUE		21,054	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		345,537	
SOH/AGL Deduction		22,453	
ASSESSED VALUE		323,084	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		273,084	
TOTAL JUST VALUE		345,537	
NCON VALUE		26,475	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016618	ADDITION	29,341	12/01/2021
B2102658	CO ISSUED	0	09/03/2021
B2102658	NEW CONSTR	296,830	03/15/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2495/0137	9/02/2021	WD	Q	I	01	413,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PADIN BERNARD & MAR							
2439/1606	3/03/2021	WD	U	V	30	770,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2022] W53 S20 E2 BAS=[YR=2021] S56 E11 N1 E10									
FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$N7 W7 S6									
W1\$ E1 N6E7 N8 E19 N41 W13 FOP=[YR=2022] W16 S8 E16 N8\$ S8									
W16 N8 W19\$ E51 N20 \$.									

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