

LOT 105
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

CANNON THOMAS & JANE LVG TRUST/CANNON THOMAS TRUST
95090 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0105-0000



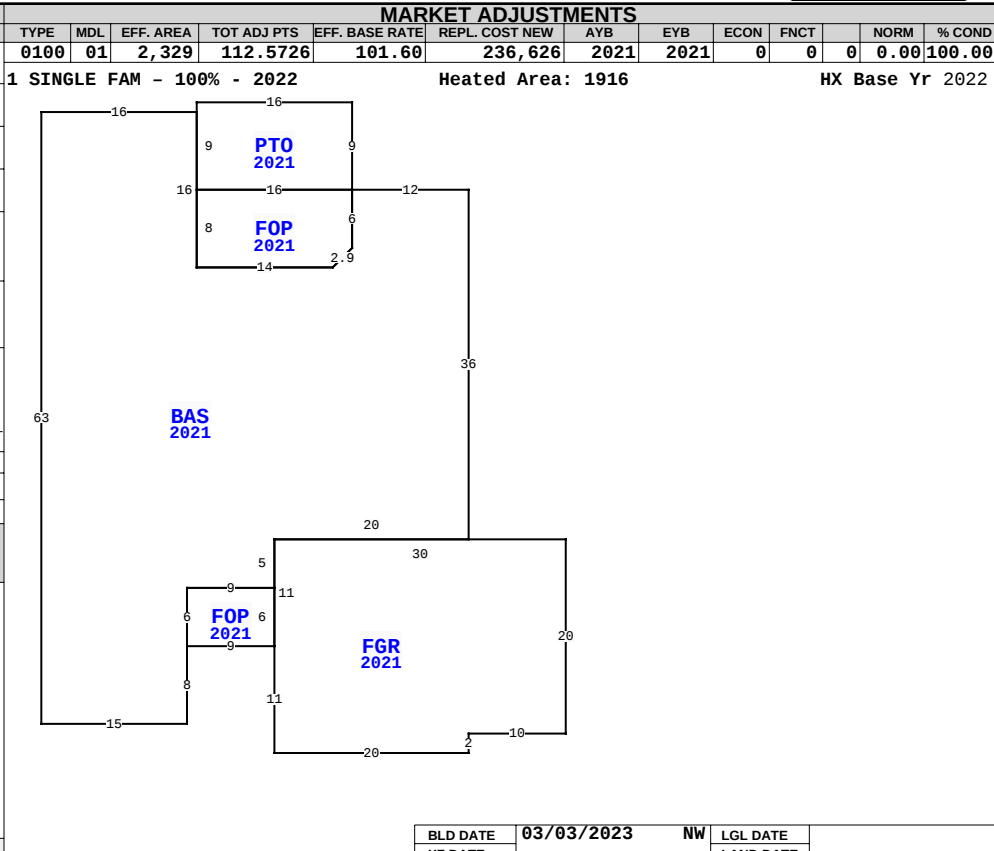
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,916	100	1,916	194,666
FGR	640	55	352	35,763
FOP	54	30	16	1,626
FOP	126	30	38	3,861
PTO	144	5	7	711
TOTALS	2,880		2,329	236,626

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	710.00	SF	5.20	5.20	100	2021

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	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



95090 CORNFLOWER DR, FERNANDINA BEACH											
TOTAL OB/XF 3,692											

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1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						236,626					
TOTAL MARKET OB/XF VALUE						3,692					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						315,318					
SOH/AGL Deduction						26,645					
ASSESSED VALUE						288,673					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						238,673					
TOTAL JUST VALUE						315,318					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						280,265					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103659	CO ISSUED	0	09/09/2021
B2103659	NEW CONSTR	289,285	03/25/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2495/0131	9/08/2021	WD	Q	I	01	338,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:CANNON THOMAS & JAN							
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											
BAS=[YR=2021] W12 PT0=[YR=2021] N9 W16 S9 FOP=[YR=2021] S8 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N2 E10 N20 W30 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.											