LOT 106
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

NORBERG CHRISTOPHER & KRISTEN
95098 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0106-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

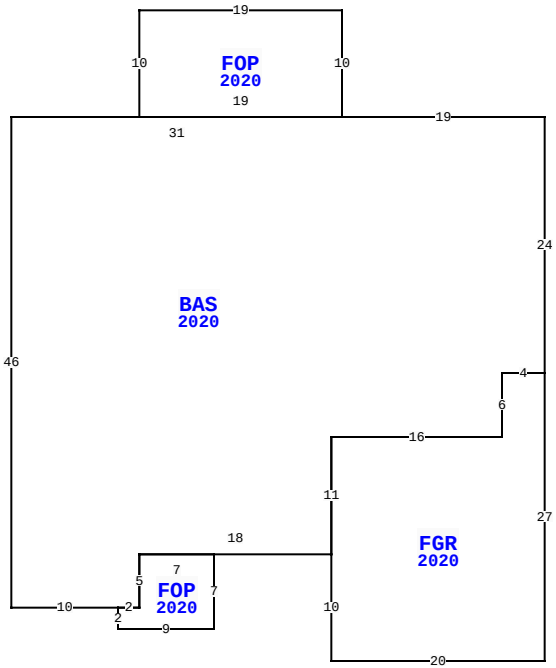
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	199,146
FGR	444	55	244	26,040
FOP	53	30	16	1,707
FOP	190	30	57	6,083
TOTALS	2,553		2,183	232,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	118.8495	107.26	234,149	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1866 HX Base Yr 2021



95098 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		232,978
TOTAL MARKET OB/XF VALUE		3,977
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,955
SOH/AGL Deduction		81,654
ASSESSED VALUE		230,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,301
TOTAL JUST VALUE		311,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006541	CO ISSUED	0	11/20/2020
B2006541	NEW CONSTR	256,164	07/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2410/1948	11/19/2020	WD	Q	I	01	258,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NORBERG CHRISTOPHER						
2389/0024	8/31/2020	WD	U	V	30	560,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] N10 W19 S10 E19$ W31 S46 E10 FOP=[YR=2020] S2 E9 N7 W7 S5 W2$ E2 N5 E18 FGR=[YR=2020] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	99	425	
2	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	2020	2020	3	99	3,552	

LAND DESCRIPTION

TOTAL OB/XF 3,977

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 12/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS