

LOT 107
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PERRIN TIMOTHY D & CARROL L
95106 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0107-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,245	100	2,245	217,967
FGR	380	55	209	20,292
FOP	50	30	15	1,456
FOP	128	30	38	3,689
FUS	470	100	470	45,632
PTO	128	5	6	583
STR	24	10	2	194
TOTALS	3,425		2,985	289,814

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	2021	2021
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	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	DPHT FACT	% COND
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,985	107.5830	97.09	289,814	2021	2021	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2715 HX Base Yr 2022													
95106 CORNFLOWER DR, FERNANDINA BEACH													
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE													

TOTAL OB/XF													
5,994													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		289,814	
TOTAL MARKET OB/XF VALUE		5,994	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,808	
SOH/AGL Deduction		29,451	
ASSESSED VALUE		341,357	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		291,357	
TOTAL JUST VALUE		370,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105193	CO ISSUED	0	10/27/2021
B2105193	NEW CONSTR	378,591	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/1756	10/29/2021	WD	Q	I	01	372,100
GRANTOR:DREAM FINDERS HOMES L						
GRANTEE:PERRIN TIMOTHY DANI						
2450/1162	4/07/2021	WD	U	V	30	280,000
GRANTOR:DFC AMELIA CONCOURSE						
GRANTEE:DREAM FINDERS HOMES						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E20 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W20\$.													