

LOT 112
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

ESPERSEN JOSHUA LOWELL
95146 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0112-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	232,420
FGR	380	55	209	21,930
FOP	50	30	15	1,574
FOP	128	30	38	3,987
FUS	470	100	470	49,317
PTO	128	5	6	630
STR	24	10	2	210
TOTALS	3,395		2,955	310,068

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	0	0	0	848.00	SF	5.20	5.20	100	2022	2022
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2022	2022

LAND DESCRIPTION													
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
1	000100	C	SFR	0			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	2,955	116.2686	104.93	310,068	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2023 Heated Area: 2685 HX Base Yr

Diagram illustrating the layout and dimensions of the property areas:

- PTO 2022: 16' x 8'
- FOP 2022: 16' x 8'
- BAS 2022: 56' x 41'
- FUS 2022: 26' x 26'
- FGR 2022: 19' x 20'
- STF 2022: 4' x 4'

BLD DATE	03/03/2023	NW	LGL DATE
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95146 CORNFLOWER DR, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
848.00	SF	5.20	5.20	100	2022	2022	3	100	4,410				
36.00	SF	6.50	6.50	100	2022	2022	3	100	234				

TOTAL OB/XF													
4,644													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		310,068	
TOTAL MARKET OB/XF VALUE		4,644	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		389,712	
SOH/AGL Deduction		0	
ASSESSED VALUE		389,712	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		389,712	
TOTAL JUST VALUE		389,712	
NCON VALUE		314,712	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018935	CO ISSUED	0	12/30/2022
22004376	NEW CONSTR	430,186	03/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0971	1/20/2023	WD	Q	I	02	450,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ESPERSEN JOSHUA LOW						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W13 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.													