

GODBEY TIMOTHY R & JESSICA L
95170 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0115-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame

Stories
Units
Occupancy

31030513140304
HARDIE BRD 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
LVT/LAMNT 50
CARPET 50
CENTRAL 100
AIR DUCTED 100

4 100
3 100
WOOD FRAME 100

0 0 100
0 100
NONE 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

040100
SINGLE FAMILY

MKT AREA 04
4067.200

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,5261002,526247,497FGR6385535134,391FOP18830565,487FOP20830626,075

TOTALS

3,5602,995293,450

EXTRA FEATURES

95170 CORNFLOWER DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100001,201.00SF4.004.001002021202131004,804

LAND DESCRIPTION

TOTAL OB/XF4,804

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOCCZONEFRONTDEPTHTOT LND UTSTUNITYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000136CSFR INT100RS-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE

12/01/2021BY TWDJ

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. RATEBASE REPL.COST NEWAYBEYBECONFNCTNORM% COND

0100012,995108.570097.98293,45020212021000.00100.00

SINGLE FAM - 100% - 2022Heated Area: 2526HX Base Yr 2022

FOP2021BAS2021FGR2021FOP2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VAIUEINCOME VALUEPREVIOUS YEAR MKT VALUE

293,4504,80475,000373,25436,802336,45255,000281,452373,2540332,509

HX HB VX

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2511/177911/04/2021WD QI02407,300

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:GOBBEY TIMOTHY R &

2450/11624/07/2021WDUV30280,000

GRANTOR:DFC AMELIA CONCOURSE

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ U3 L3 W11 D3 L3 S67 FOP=[YR=2021] S6 E22 N6 FGR=[YR=2021] E10 S2 E18 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W14 \$ E14 N8 E7 N13 E22 S1 E7 N47\$.