

LOT 117
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MANNING ARIAN MAE & RICHARD W JR/MANNING RICHARD W
95186 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0117-0000



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		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

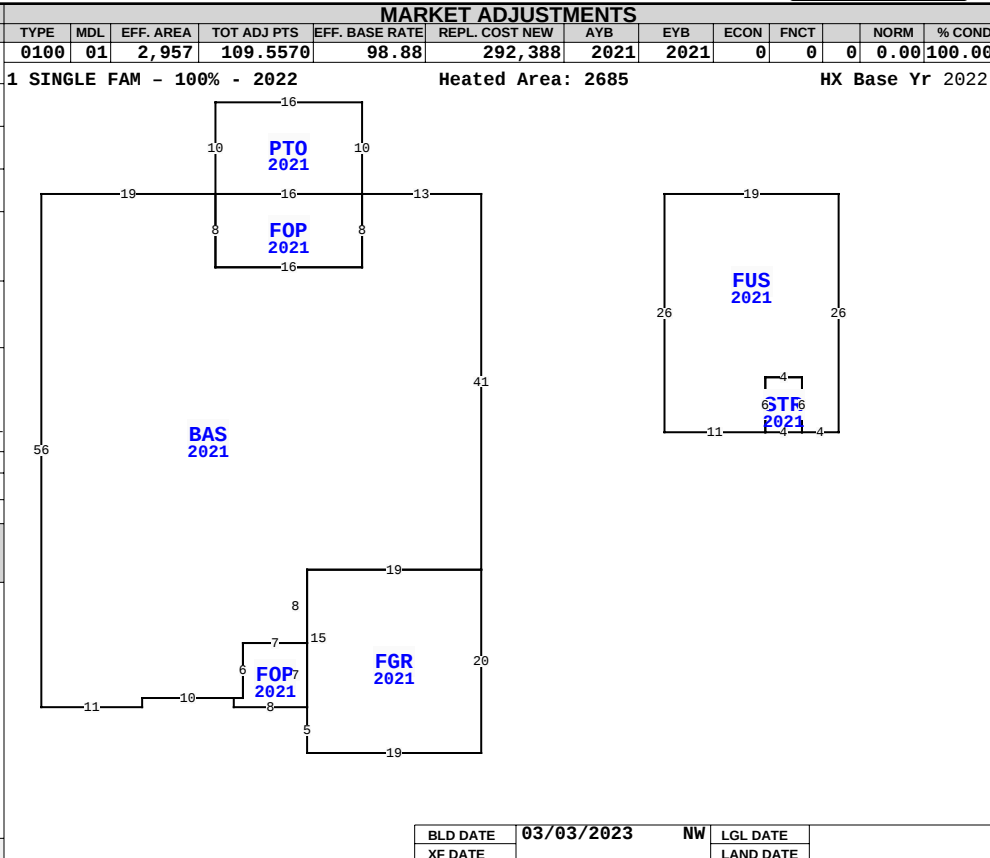
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	219,019
FGR	380	55	209	20,666
FOP	50	30	15	1,483
FOP	128	30	38	3,757
FUS	470	100	470	46,474
PTO	160	5	8	791
STR	24	10	2	198
TOTALS	3,427		2,957	292,388

L N	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	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2021	2021	3	100	3,609	
2	0911	SCRN RM A	0	100	10	16	160.00	SF	17.50	17.50	100	2022	2022	3	100	2,800	
3	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2022	2022	3	100	5,952	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

LAND DESCRIPTION			TOTAL OB/XF 12,661													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 05/03/2022 BY DJ



95186 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		292,388	
TOTAL MARKET OB/XF VALUE		12,661	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		380,049	
SOH/AGL Deduction		30,549	
ASSESSED VALUE		349,500	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		299,500	
TOTAL JUST VALUE		380,049	
NCON VALUE		9,052	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017998	ADDITION	5,449	12/30/2021
B2107009	NEW CONSTR	374,287	05/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1323	11/16/2021	WD	Q	I	01	445,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MANNING ARIAN MAE T						
2463/1157	5/20/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021] W13 PTO=[YR=2021] N10 W16 S10 FOP=[YR=2021] S8 E16 N8 W16\$ E16 \$ S8 W16 N8 W19 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\$.																

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