

LOT 120
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GUGLIOTTA KEVIN ANTHONY
95210 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0120-0000



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		3 100
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	1,916	100	1,916	206,047
FGR	440	55	242	26,025
FOP	54	30	16	1,721
FOP	126	30	38	4,087
PTO	128	5	6	645

TOTALS	2,664		2,218	238,524
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	686.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	09/10/2021	BY	JH
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	119.1582	107.54	238,524	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1916 HX Base Yr 2022											

95210 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	686.00	SF	5.20	5.20	100	2021	2021	3	100	3,567	
2	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00	32.00	100	2021	2021	3	99	7,033	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

TOTAL OB/XF													10,897	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				238,524	
TOTAL MARKET OB/XF VALUE				10,897	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				324,421	
SOH/AGL Deduction				30,071	
ASSESSED VALUE				294,350	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				244,350	
TOTAL JUST VALUE				324,421	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				285,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011231	CO ISSUED	0	05/10/2021
B2011231	NEW CONSTR	259,291	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1833	5/09/2022	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: GUGLIOTTA KEVIN						
2462/0467	5/14/2021	WD	Q	I	01	347,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GUGLIOTTA KEVIN ANT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] W12 PT0=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									