

LOT 123
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PINA ENRIQUE JIMENEZ
95234 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0123-0000



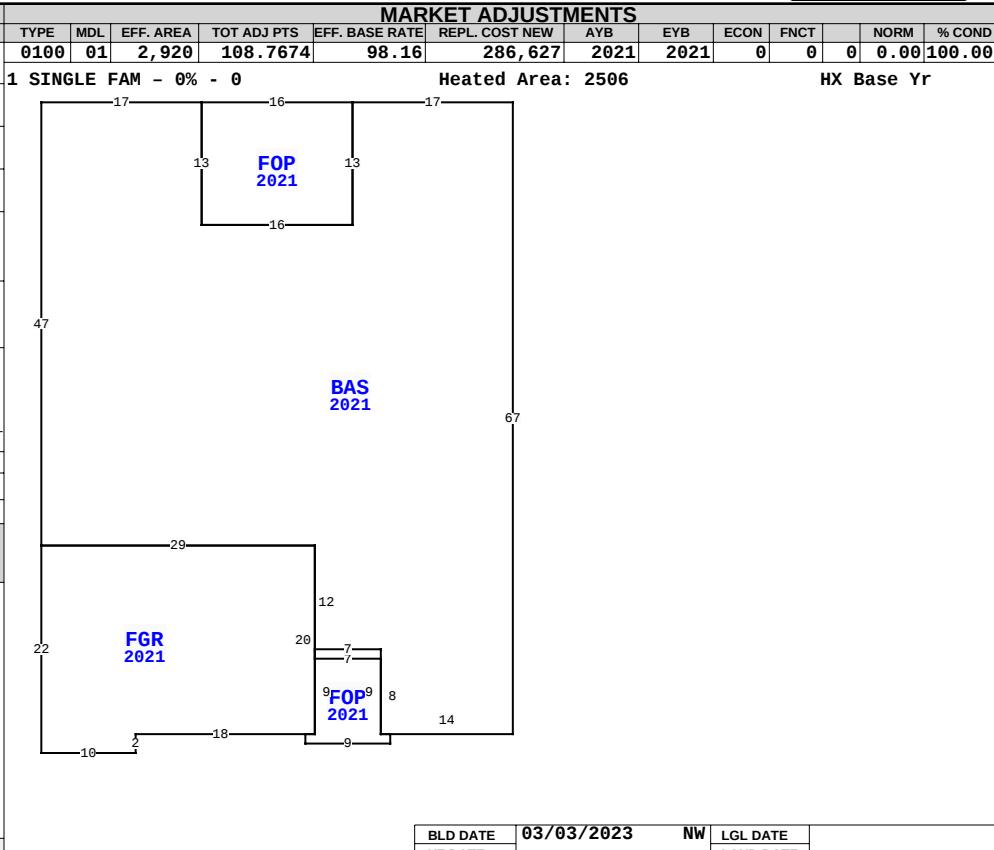
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,506	100	2,506	245,989
FGR	600	55	330	32,393
FOP	72	30	22	2,160
FOP	208	30	62	6,086
TOTALS	3,386		2,920	286,627

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	936.00	SF	5.20	5.20	100	2021	2021
2	0810	CONCRETE A	0	0	3	9	27.00	SF	6.50	6.50	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	0			0.00	0.00	1.00	LT		1.00	1.00



95234 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
5,043													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,627	
TOTAL MARKET OB/XF VALUE		5,043	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		366,670	
SOH/AGL Deduction		8,034	
ASSESSED VALUE		358,636	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		358,636	
TOTAL JUST VALUE		366,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109960	CO ISSUED	0	12/30/2021
B2109960	NEW CONSTR	363,584	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0414	1/26/2023	QC	U	I	11	100
GRANTOR: JIMENEZ VANESSA M						
GRANTEE: JIMENEZ PINA ENRIQU						
2530/1992	12/31/2021	WD	Q	I	01	421,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PINA ENRIQUE J & VA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2021] S22 E10 N2 E18 FOP=[YR=2021] S1 E9 N1 W1N9 W7 S9 W1 \$ E1 N20 W29\$ E29 S12 E7 S8 E14 N67\$.													