

LOT 130
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

BERENS JOHN & MICHELLE
95290 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0130-0000



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		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	1,901	100	1,901	192,780
FGR	440	55	242	24,541
FOP	54	30	16	1,623
FOP	126	30	38	3,854
TOTALS	2,521		2,197	222,798

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	0	0	668.00	SF	5.20	5.20	100	2021	2021	3	100	3,474	
2	0811	CONCRETE B	0	0	3 18	54.00	SF	5.20	5.20	100	2021	2021	3	100	281	

LAND DESCRIPTION			TOTAL OB/XF 3,755													
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS										EYB	ECON	FNCT	NORM	% COND
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT					
0100	01	2,197	112.3668	101.41	222,798	2021	2021	0	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023										Heated Area: 1901		HX Base Yr		

95290 CORNFLOWER DR, FERNANDINA BEACH										BLD DATE	03/03/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

										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				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				222,798	
TOTAL MARKET OB/XF VALUE				3,755	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				301,553	
SOH/AGL Deduction				0	
ASSESSED VALUE				301,553	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				301,553	
TOTAL JUST VALUE				301,553	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				267,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110160	CO ISSUED	0	01/14/2022
B2110160	NEW CONSTR	276,362	08/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0123	1/14/2022	WD	Q	I	01	363,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BERENS JOHN & MICHE						
2473/1333	6/24/2021	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] W12 FOP=[YR=2021] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W16 S62 E15 N7 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									