

LOT 131
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

WHEELER RICHARD M JR & SANDRA
95298 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0131-0000



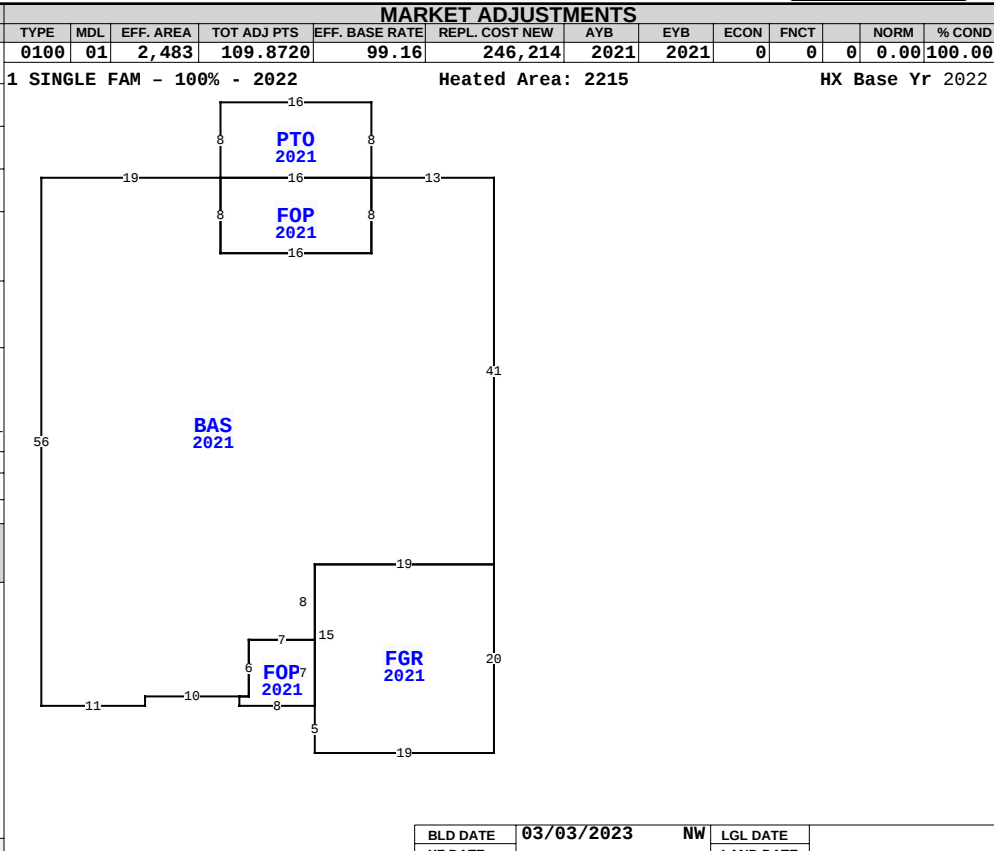
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,215	100	2,215	219,639
FGR	380	55	209	20,724
FOP	50	30	15	1,487
FOP	128	30	38	3,768
PTO	128	5	6	595
TOTALS	2,901		2,483	246,214

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	676.00	SF	5.20	5.20	100	2021	2021	3	100	3,515	

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



95298 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		246, 214	
TOTAL MARKET OB/XF VALUE		3, 515	
TOTAL LAND VALUE - MARKET		75, 000	
TOTAL MARKET VALUE		324, 729	
SOH/AGL Deduction		104, 182	
ASSESSED VALUE		220, 547	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		170, 547	
TOTAL JUST VALUE		324, 729	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288, 837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011005	CO ISSUED	0	07/29/2021
B2109312	GLASS SHOWER ENCL	7,500	07/16/2021
B2011005	NEW CONSTR	293,896	11/12/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2484/0962	7/30/2021	WD	Q	I	01	419,000			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:WHEELER RICHARD M J									
2476/0369	6/30/2021	WD	U	V	11	100			
GRANTOR:DFC AMELIA CONCOURSE									
GRANTEE:DREAM FINDERS HOMES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 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\$.									