

LOT 133
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GOSHORN RANDY LEE & LISA
95314 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0133-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

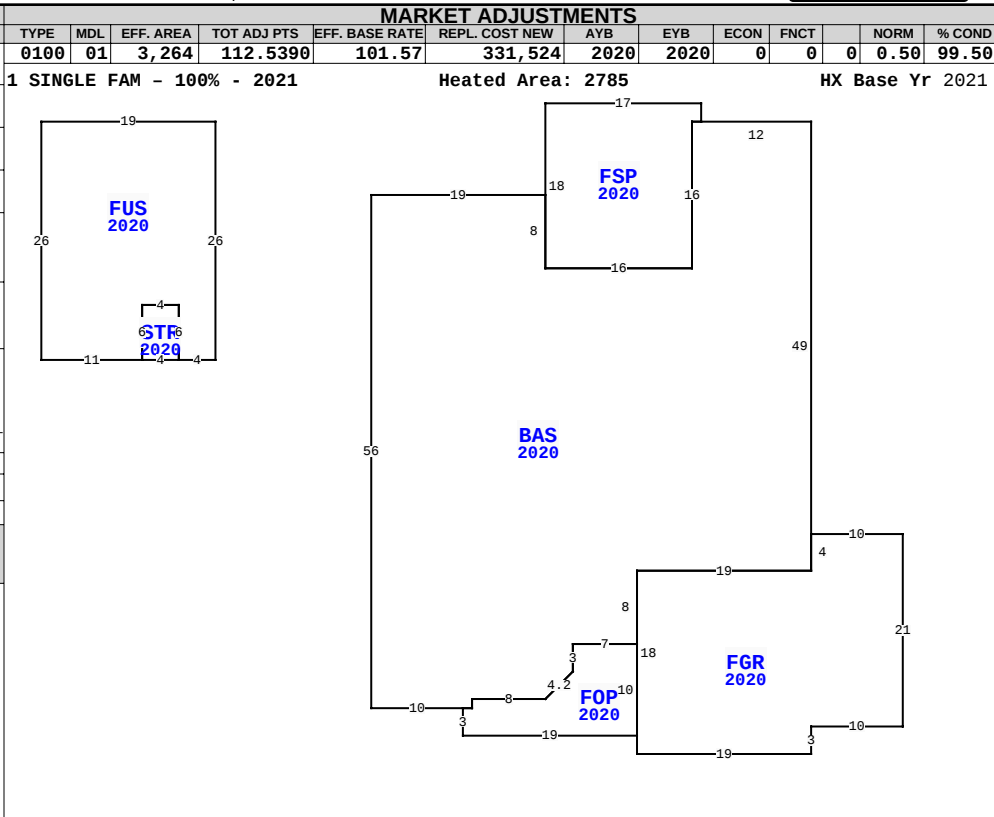
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4067.200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2,315	233,959
FGR	590	55	324	32,744
FOP	122	30	37	3,739
FSP	290	40	116	11,723
FUS	470	100	470	47,499
STR	24	10	2	202

TOTALS	3,811		3,264	329,866
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	
3	0812	CONCRETE C	0 100	0	0	1,596.00	SF	4.00	
4	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	
6	0861	POOL GUNIT	0 100	0	0	514.00	SF	85.00	
7	0857	SANDSTONE	0 100	0	0	1,010.00	SF	16.00	

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



95314 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
72,373									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		329,866	
TOTAL MARKET OB/XF VALUE		72,373	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		477,239	
SOH/AGL Deduction		117,421	
ASSESSED VALUE		359,818	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		309,818	
TOTAL JUST VALUE		477,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006542	CO ISSUED	0	12/28/2020
B2009253	SWIM POOL	49,000	10/05/2020
B2006542	NEW CONSTR	380,476	07/27/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2423/1436	12/30/2020	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE
GRANTEE: GOSHORN RANDY LEE &					
2389/0024	8/31/2020	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					560,000
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FSP=[YR=2020] N2 W17 S18 E16 N16 E1\$ W1 S16 W16 N8 W19 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N3 E10 N21 W10 S4 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N49\$ PTR= W65 FUS=[YR=2020] W19 S26 E11 STR=[YR=2020] E4 N6 W4 S6\$ N6 E4 S6 E4 N26\$ E65\$.									