

LOT 137
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SMITH JUSTIN JAMES & KAYLA M
95346 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0137-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	219,396
FGR	380	55	209	20,701
FOP	50	30	15	1,486
FOP	128	30	38	3,764
FUS	470	100	470	46,554
PTO	128	5	6	594
STR	24	10	2	198
TOTALS	3,395		2,955	292,693

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	100	0	0	668.00	SF	5.20	5.20	100	2021	2021
2	0810	CONCRETE A	0	100	3	12	36.00	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	DPH FACT	% COND
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,955	109.7544	99.05	292,693	2021	2021	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2685 HX Base Yr 2022													

95346 CORNFLOWER DR, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
668.00	SF	5.20	5.20	100	2021	2021	3	100	3,474			
36.00	SF	6.50	6.50	100	2021	2021	3	100	234			

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												292,693	
TOTAL MARKET OB/XF VALUE												3,708	
TOTAL LAND VALUE - MARKET												75,000	
TOTAL MARKET VALUE												371,401	
SOH/AGL Deduction												30,612	
ASSESSED VALUE												340,789	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												290,789	
TOTAL JUST VALUE												371,401	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												330,863	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107704	CO ISSUED	0	12/28/2021
B2107704	NEW CONSTR	377,851	06/14/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/0167	12/30/2021	WD	Q	I	01	430,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:SMITH JUSTIN JAMES							
2468/1408	6/04/2021	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] 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\$ PTR=E10 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W10\$.													