LOT 140
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KHAN NICHOLAS JAMES & CINNAMON
95370 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0140-0000

BUILDING CHARACTERISTICS

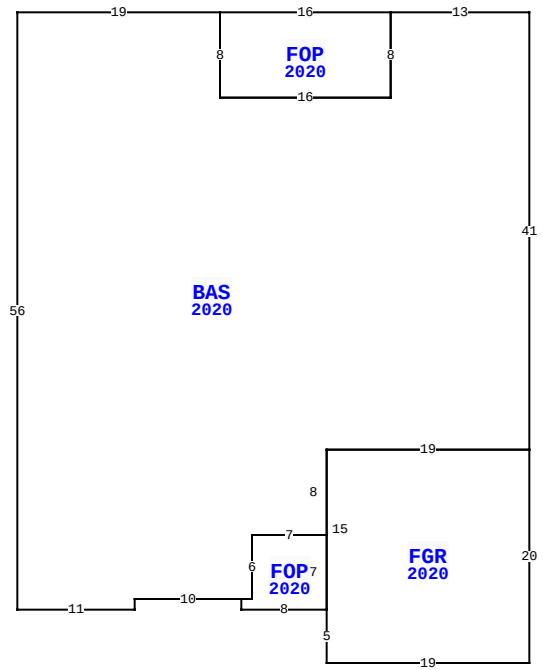
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	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	232,183
FGR	380	55	209	21,908
FOP	50	30	15	1,572
FOP	128	30	38	3,983
TOTALS	2,773		2,477	259,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	116.7264	105.35	260,952	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2215 HX Base Yr 2021



95370 CORNFLOWER DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,647
TOTAL MARKET OB/XF VALUE		13,276
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		347,923
SOH/AGL Deduction		91,158
ASSESSED VALUE		256,765
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		201,765
TOTAL JUST VALUE		347,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006672	CO ISSUED	0	11/30/2020
B2006672	NEW CONSTR	293,896	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1176	11/30/2020	WD	Q	I	01	301,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KHAN NICHOLAS JAMES						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N41$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2020	2020	3	99	212	
2	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2020	2020	3	99	3,882	
3	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2020	2020	3	98	5,488	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
5	0462	ST/AL FNC	0	100	74	0	296.00	SF	10.00	10.00	100	2020	2020	3	95	2,812	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 13,276

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS