LOT 48
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

LINDSEY CARL D JR & LAURA A
95083 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0048-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

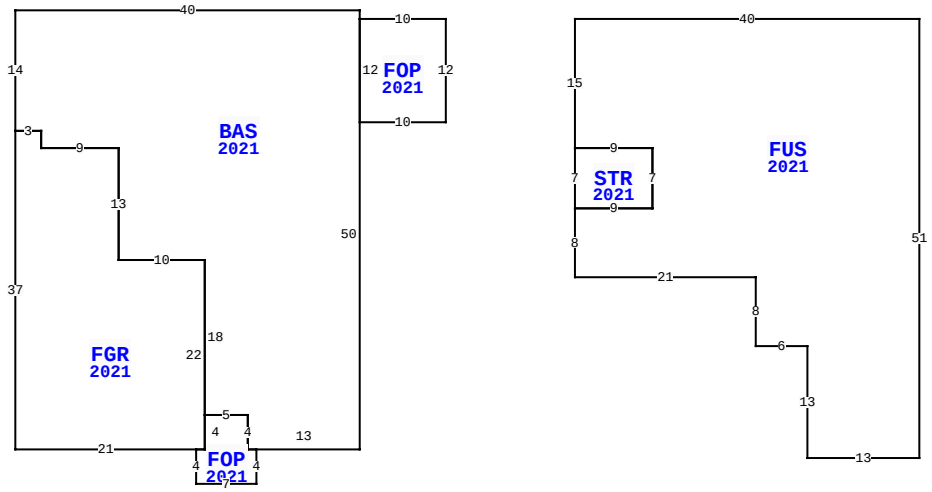
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1,374	146,160
FGR	646	55	355	37,763
FOP	48	30	14	1,490
FOP	120	30	36	3,830
FUS	1,458	100	1,458	155,096
STR	63	10	6	638
TOTALS	3,709		3,243	344,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,243	112.5390	106.91	346,709	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2832 HX Base Yr 2022



95083 CORNFLOWER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		344,975
TOTAL MARKET OB/XF VALUE		4,384
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		424,359
SOH/AGL Deduction		69,368
ASSESSED VALUE		354,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,991
TOTAL JUST VALUE		424,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012194	CO ISSUED	0	08/25/2021
B2012194	NEW CONSTR	482,290	12/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0311	8/25/2021	WD	Q	I	01	428,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LINDSEY CARL D JR &						
2430/1055	2/01/2021	WD	U	V	30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W10 BAS=[YR=2021] N1 W40 S14 FGR=[YR=2021] S37 E21 FOP=[YR=2021] S4 E7 N4 W1 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2 W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N50$ S12 E10 N12 $ PTR=E15 FUS=[YR=2021] E40 S51 W13 N13 W6 N8 W21 N8 STR=[YR=2021] E9 N7 W9 S7$ E9 N7 W9 N15$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,107.00	SF	4.00	4.00	100	2021	2021	3	99	4,384	

LAND DESCRIPTION

TOTAL OB/XF 4,384

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/09/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS