

LOT 75
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

CESARE RAYMOND CHARLES & KIMBERLY IRWIN
95365 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0075-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

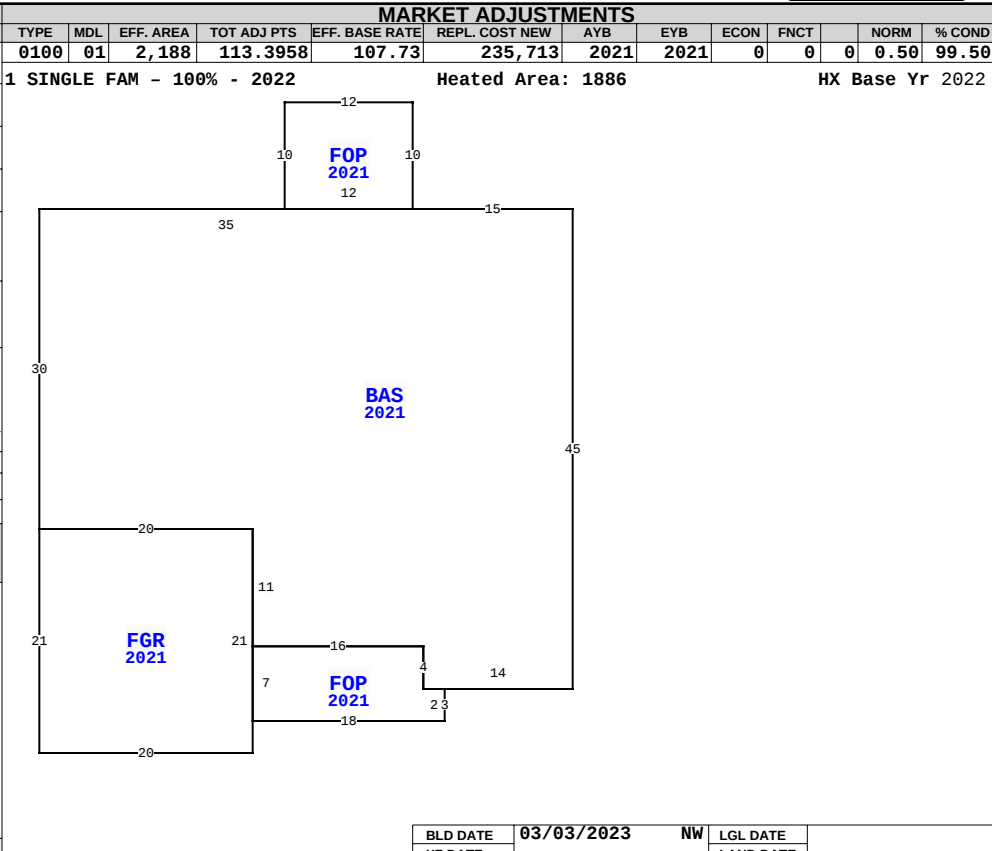
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1,886	202,163
FGR	420	55	231	24,762
FOP	118	30	35	3,752
FOP	120	30	36	3,859
TOTALS	2,544		2,188	234,534

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	652.00	SF	5.20	5.20	100	2021	2021	3	99	3,356	
2	0810	CONCRETE A	0 100	0	0	66.00	SF	6.50	6.50	100	2021	2021	3	99	425	

LAND DESCRIPTION			TOTAL OB/XF 3,781													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/18/2022 BY DJ



95365 CORNFLOWER DR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,534	
TOTAL MARKET OB/XF VALUE		3,781	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		313,315	
SOH/AGL Deduction		28,100	
ASSESSED VALUE		285,215	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		235,215	
TOTAL JUST VALUE		313,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109154	CO ISSUED	0	01/05/2022
B2109154	NEW CONSTR	272,613	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0163	12/30/2021	WD	Q	I	01	390,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CESARE RAYMOND CHAR						
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] W15 FOP=[YR=2021] N10 W12 S10 E12\$ W35 S30																
FGR=[YR=2021] S21 E20 N21 W20\$ E20 S11 FOP=[YR=2021] S7 E18																
N3 W2 N4 W16\$ E16 S4 E14 N45\$.																

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