

LOT 78
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

ALCALA RAFAEL & ALYSSON
95341 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0078-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,601	119.7504	113.76	295,890	2022	2022	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2335													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
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		3 100																											
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	2,335	100	2,335	265,630																									
FGR	380	55	209	23,776																									
FOP	50	30	15	1,706																									
FOP	120	30	36	4,095																									
PTO	120	5	6	683																									
TOTALS			3,005	2,601	295,890																								
EXTRA FEATURES			95341 CORNFLOWER DR, FERNANDINA BEACH																										
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	2022	2022	3	100	3,390													
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2022	2022	3	100	254													
LAND DESCRIPTION																													
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	LAND VALUE												
1	000134	C	SFR POND	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 10/19/2022 BY DJ																													
Total Acres: 0.00																													
Total Land Value: 75,000																													
Market: 0																													
Agricultural: 0																													
Common: 75,000																													
PRINTED 08/06/2024 BY SYS																													

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

295,890

3,644

75,000

374,534

31,354

343,180

13

343,180

0

374,534

0

359,734

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21016316

NEW CONSTR

376,397

11/23/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2698/1104

3/07/2024

WD Q

I

01

490,000

GRANTOR: LANE DARRELL STEVEN J

GRANTEE: ALCALA RAFAEL & ALY

2609/1094

12/08/2022

WD Q

I

01

425,000

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: LANE DARRELL STEVEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 PT0=[YR=2022] N8 W15 S8 FOP=[YR=2022] S8 E15 N8 W15\$ E15\$ S8 W15 N16 W14 S49 FGR=[YR=2022] S20 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$.