

DUVALL PETRA
95301 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0081-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE					357,307			
TOTAL MARKET OB/XF VALUE					4,328			
TOTAL LAND VALUE - MARKET					75,000			
TOTAL MARKET VALUE					436,635			
SOH/AGL Deduction					38,571			
ASSESSED VALUE					398,064			
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE					348,064			
TOTAL JUST VALUE					436,635			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					420,527			
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
C2011867		CO ISSUED		0		06/30/2021		
B2011867		NEW CONSTR		377,237		12/01/2020		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/0985		6/30/2021		WD	Q	I	02	381,700
GRANTOR:DREAM FINDERS HOMES L								
GRANTEE:HACKETT PETRA								
2415/0032		12/07/2020		WD	U	V	30	350,000
GRANTED:DFC AMELIA CONCOURSE								
GRANTEE:DREAM FINDERS HOMES								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2021] U3 L3 W9 D3 L3 FSP=[YR=2021] W17 S9 D3 R3								
E14 N12 \$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E12 N2								
E18 FOP=[YR=2021] S2 E10 N8 W1 N2 W8 S8 W1\$ E1 N21 W31\$ E31								
S2 E8 S2 E11 N68\$.								