

LOT 83
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KRUSZEWSKI AMY & JEFF
95285 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0083-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	227,313
FGR	380	55	209	21,448
FOP	50	30	15	1,539
FOP	128	30	38	3,899
FUS	470	100	470	48,234
STR	24	10	2	205

TOTALS	3,267		2,949	302,639
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	690.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 12/01/2021 BY TWDJ

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,949	108.5700	103.14	304,160	2021	2021	0	0
1 SINGLE FAM - 0% - 2024 Heated Area: 2685 HX Base Yr									
95285 CORNFLOWER DR, FERNANDINA BEACH									
BLD DATE: 01/01/2019 LGL DATE: 01/01/2019 XF DATE: INC DATE: AG DATE: KB									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	690.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	690.00	SF	5.20	5.20

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	302,639		
TOTAL MARKET OB/XF VALUE	3,552		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	381,191		
SOH/AGL Deduction	0		
ASSESSED VALUE	381,191		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	381,191		
TOTAL JUST VALUE	381,191		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	367,531		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105192	NEW CONSTR	374,646	04/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2620/0975	2/21/2023	WD Q	I	I	01
GRANTOR: SHERMAN ERIC & LENA W					
GRANTEE: KRUSZEWSKI AMY & JE					
2524/0092	12/20/2021	WD Q	I	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SHERMAN ERIC & LENA					

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2021] W19 FOP=[YR=2021] W16 S8 E16 N8\$ S8 W16 N8 W13
S41 FGR=[YR=2021] S20 E19 N5 FOP=[YR=2021] E8 N1 W1 N6 W7
S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E20
FUS=[YR=2021] E19 S26 W11 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6
W4 N26\$ W20 \$.