

LOT 84
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GOOD JOSEPH EARL/MURPHY MARIELA VERONICA
95277 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0084-0000



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		3 100
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
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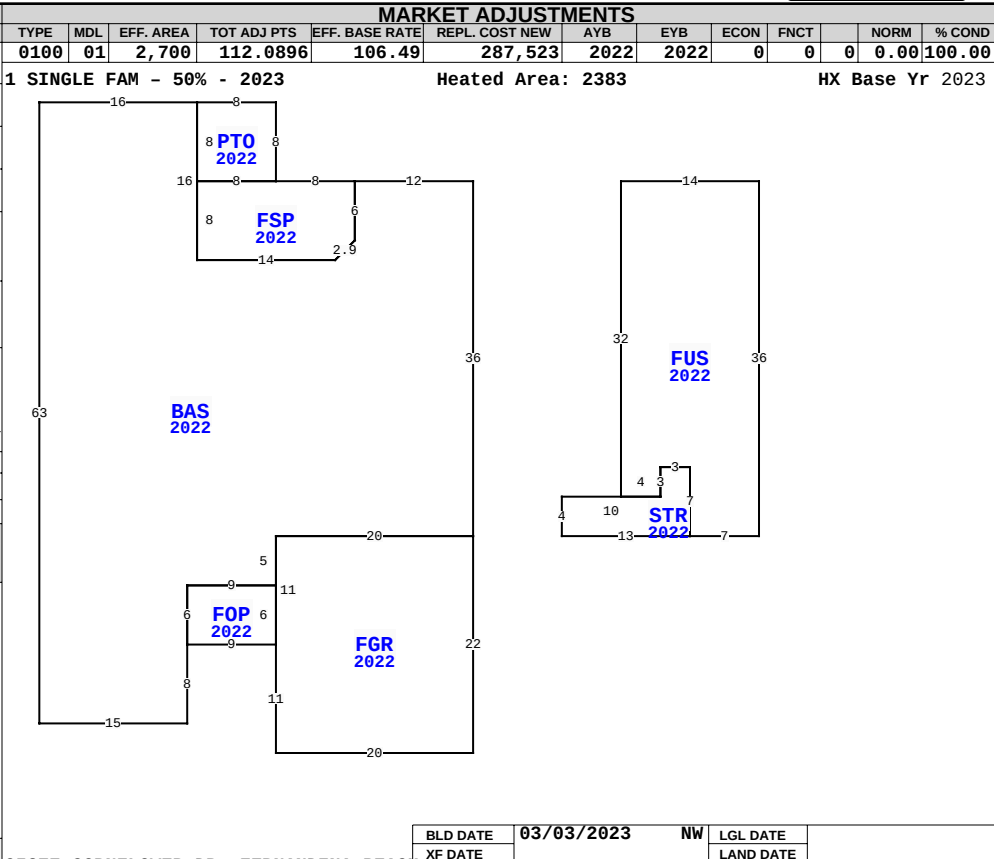
NEIGHBORHOOD/LOC	4067.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	204,035
FGR	440	55	242	25,771
FOP	54	30	16	1,704
FSP	126	40	50	5,325
FUS	467	100	467	49,731
PTO	64	5	3	319
STR	61	10	6	639

TOTALS	3,128		2,700	287,523
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	50	0	0	663.00	SF	5.20
2	0810	CONCRETE A	0	50	0	0	60.00	SF	6.50

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	50		RSF-2	0.00	0.00	1.00



95277 CORNFLOWER DR, FERNANDINA BEACH									
BLD DATE 03/03/2023 NW LGL DATE									
XF DATE									
INC DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
3,838									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	50		RSF-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					287,523				
TOTAL MARKET OB/XF VALUE					3,838				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					366,361				
SOH/AGL Deduction					1,915				
ASSESSED VALUE					364,446				
TOTAL EXEMPTION VALUE					HA HAB 50,000				
BASE TAXABLE VALUE					314,446				
TOTAL JUST VALUE					366,361				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					351,970				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016144	NEW CONSTR	385,421	11/19/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2601/0449	10/28/2022	WD	Q	I	01	466,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: GOOD JOSEPH EARL &									
2521/1610	12/14/2021	WD	U	V	30	400,000			
GRANTOR: DFC AMELIA CONCOURSE									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W12 FSP=[YR=2022] W8 PTO=[YR=2022] N8W8S8E8\$ W8S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S11 E20 N22 W20 S11\$ N6W9S6\$ N6 E9 N5 E20 N36\$ PTR=E15 FUS=[YR=2022] E14 S36 W7 STR=[YR=2022] W13 N4 E10 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W15\$.									