LOT 88
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

FERGUSON JAMES G III & SALLY
95245 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0088-0000

NASSAU COUNTY PROPERTY

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	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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

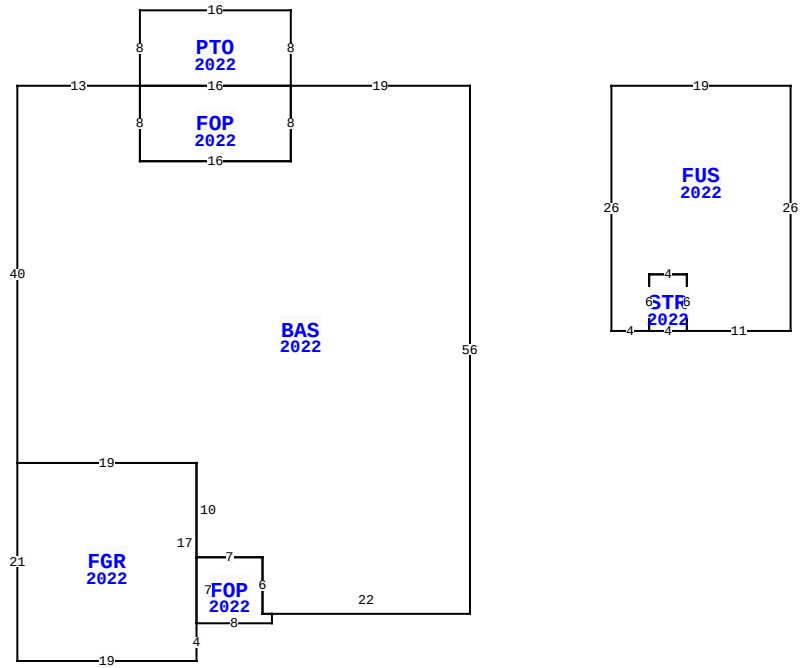
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	242,477
FGR	399	55	219	23,985
FOP	50	30	15	1,643
FOP	128	30	38	4,162
FUS	470	100	470	51,474
PTO	128	5	6	657
STR	24	10	2	219
TOTALS	3,413		2,964	324,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,964	115.2816	109.52	324,617	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2684 HX Base Yr



95245 CORNFLOWER DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	324,617
TOTAL MARKET OB/XF VALUE	3,702
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	403,319
SOH/AGL Deduction	0
ASSESSED VALUE	403,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,319
TOTAL JUST VALUE	403,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015696	SUNROOM NOT COND	7,190	12/08/2023
22004905	NEW CONSTR	430,186	03/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1246	1/30/2023	WD	Q	I	02	499,900
GRANTOR: DATTA NAVNEET & ANJU						
GRANTEE: FERGUSON JAMES G II						
2602/0537	10/14/2022	WD	Q	I	01	471,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DATTA NAVEET & ANJU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16$ E16$ S8 W16 N8 W13 S40 FGR=[YR=2022] S21 E19 N4 FOP=[YR=2022] E8 N1 W1 N6 W7 S7$ N17 W19$ E19 S10 E7 S6 E22 N56 $ PTR=E15 FUS=[YR=2022] E19 S26 W11 STR=[YR=2022] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W15$.

EXTRA FEATURES

LN	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	0	0	0	663.00	SF	5.20	5.20	100	2022	2022	3	100	3,448	
2	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	2022	2022	3	100	254	

LAND DESCRIPTION

TOTAL OB/XF 3,702

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		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 04/29/2024 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS