

LOT 92
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BLANE JONAS
95207 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0092-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,916	100	1,916	218,228
FGR	440	55	242	27,563
FOP	54	30	16	1,823
FOP	126	30	38	4,328
PTO	128	5	6	684
TOTALS	2,664		2,218	252,625

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	704.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	120.4959	114.47	253,894	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1916 HX Base Yr 2022											
BAS 2021											
FOP 2021											
FGR 2021											

95207 CORNFLOWER DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			252,625
TOTAL MARKET OB/XF VALUE			3,624
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			331,249
SOH/AGL Deduction			29,543
ASSESSED VALUE			301,706
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			246,706
TOTAL JUST VALUE			331,249
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011321	CO ISSUED	0	06/24/2021
B2011321	NEW CONSTR	259,291	11/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2476/0369	6/30/2021	WD U	V	V	11
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					
9999/9999	6/25/2021	CN Q	I	01	360,000
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BLANE JONAS					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$.											