LOT 95
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

STEPHENSON RODGER A & SANDRA
95183 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

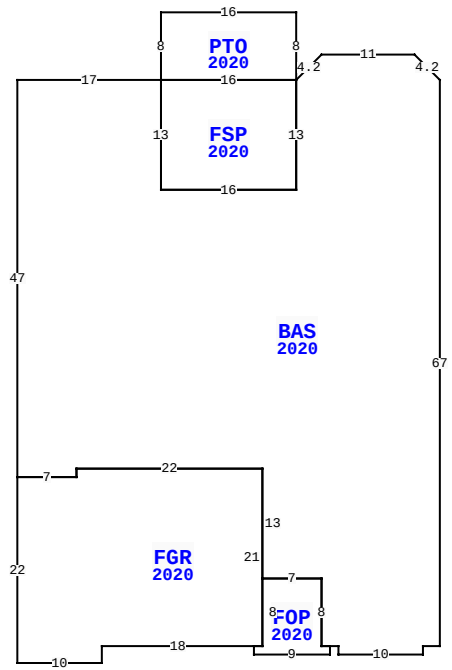
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,536	100	2,536	275,450
FGR	622	55	342	37,146
FOP	65	30	20	2,172
FSP	208	40	83	9,015
PTO	128	5	6	652
TOTALS	3,559		2,987	324,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,987	116.0712	110.27	329,376	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2536 HX Base Yr 2021



95183 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		324,435
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		402,900
SOH/AGL Deduction		101,315
ASSESSED VALUE		301,585
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		246,585
TOTAL JUST VALUE		402,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006199	CO ISSUED	0	11/24/2020
B2006199	NEW CONSTR	346,418	07/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1604	12/18/2020	SW	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEPHENSON RODGER A						
2412/0541	11/23/2020	WD	Q	I	01	347,100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: STEPHENSON RODGER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W11 D3 L3 PTO=[YR=2020] N8 W16 S8 E16$ FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2020] S22 E10 N2 E18 FOP=[YR=2020] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0812	CONCRETE C	0	100	0	0	836.00	SF	4.00	4.00	100	2020	2020	3	99	3,311	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	000134	C	SFR POND	100		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 12/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS