

LOT 97
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GAROFALO LOUIS R & LAURIE H LIVING TRUST/GAROFALO
95167 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0097-0000



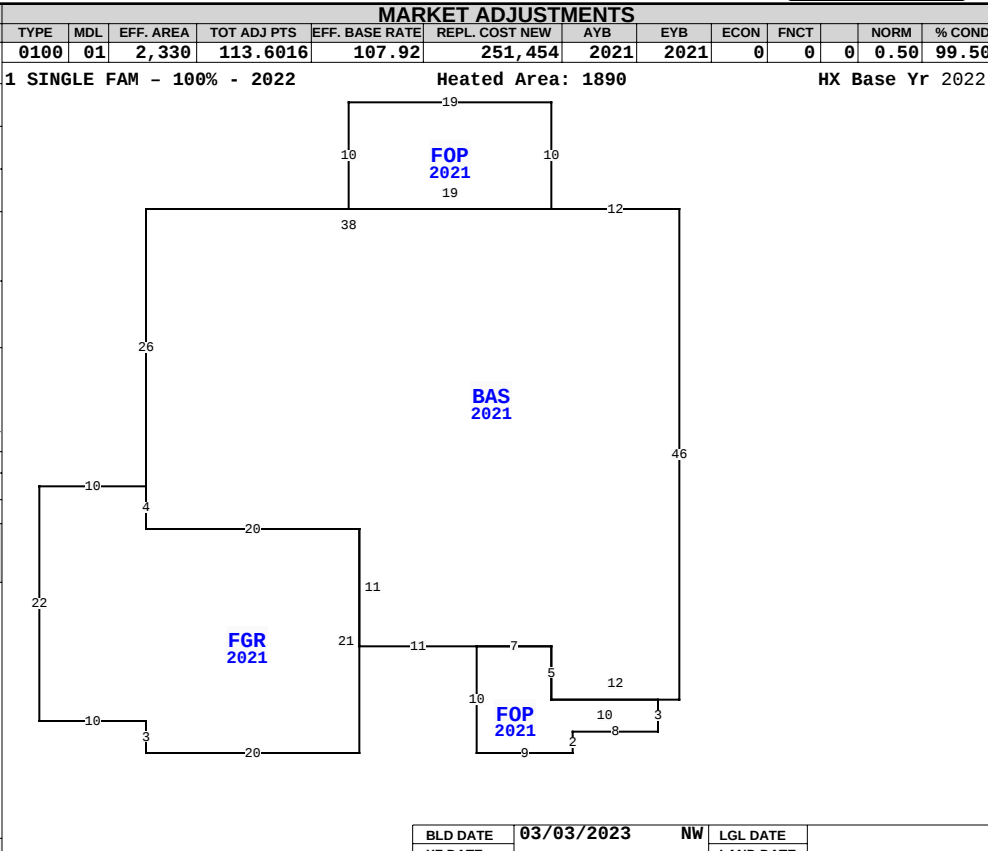
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,890	100	1,890	202,949
FGR	640	55	352	37,798
FOP	104	30	31	3,329
FOP	190	30	57	6,120
TOTALS	2,824		2,330	250,197

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021
2	0812	CONCRETE C	0 100	0	0	976.00	SF	4.00	4.00	100	2021
3	0911	SCRN RM A	0 100	0	0	827.00	SF	17.50	17.50	100	2022
4	0861	POOL GUNIT	0 100	0	0	358.00	SF	85.00	85.00	100	2022
5	0855	CONC PAVER	0 100	0	0	469.00	SF	10.00	10.00	100	2022
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022
7	0476	VF 6 SBPL	0 100	0	0	140.00	LF	32.00	32.00	100	2022
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

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	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	1.00



95167 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
62,848	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
75,000.00	75,000.00	75,000									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,197	
TOTAL MARKET OB/XF VALUE		62,848	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		388,045	
SOH/AGL Deduction		56,507	
ASSESSED VALUE		331,538	
TOTAL EXEMPTION VALUE		HX HB VX VP 248,577	
BASE TAXABLE VALUE		82,961	
TOTAL JUST VALUE		388,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015811	ADDITION	6,960	11/15/2021
B2111902	SWIM POOL	6,000	09/07/2021
C2010933	CO ISSUED	0	03/31/2021
B2010933	NEW CONSTR	269,120	11/09/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2694/294	8/20/2023	SW U	I	I	11
GRANTOR: GAROFALO LOUIS R & LA					
GRANTEE: GAROFALO LOUIS R &					
2662/630	8/20/2023	SW U	I	I	11
GRANTOR: GAROFALO LOUIS R & LA					
GRANTEE: GAROFALO LOUIS R &					

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

BUILDING DIMENSIONS											
BAS=[YR=2021] W12 FOP=[YR=2021] N10 W19 S10 E19\$ W38 S26											
FGR=[YR=2021] W10 S22 E10 S3 E20 N21 W20 N4\$ S4 E20 S11 E11											
FOP=[YR=2021] S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46 \$.											