

ALBERT JEFFREY D/ROSSETTI CHRISTINA
95151 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0098-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall03DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3100

Frame02WOOD FRAME 100

Stories2.

Units2. 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4067.200

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,9091001,909216,632

FGR4205523126,214

FOP4830141,589

FOP22430677,603

FUS37610037642,669

STR56106681

TOTALS3,0332,603295,388

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C010000671.00SF4.004.00100202120213992,657

20476VF 6 SBPL010000156.00LF32.0032.00100202120213984,892

30462ST/AL FNC0100001.00SF10.0010.001002021202139510

40470VNYL GATE0100001.00UT300.00300.0010020212021398294

50462ST/AL FNC0100720288.00SF10.0010.00100202120213952,736

60861POOL GUNIT010000288.00SF85.0085.001002022202239823,990

70911SCRN RM A010000780.00SF17.5017.501002022202239713,241

80855CONC PAVER010000492.00SF10.0010.001002022202231004,920

90871POOL HTR R0100001.00UT2,000.002,000.00100202220223971,940

LAND DESCRIPTIONTOTAL OB/XF54,680

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE12/13/2022BYDJTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,603120.0528114.05296,87220212021000.5099.50

SINGLE FAM - 100% - 2022Heated Area: 2285HX Base Yr 2022

STR2021

FOP2021

FUS2021

BAS2021

FGR2021

FOP2021

BLD DATE03/03/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

95151 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE295,388

TOTAL MARKET OB/XF VALUE54,680

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE425,068

SOH/AGL Deduction33,734

ASSESSED VALUE391,334

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE341,334

TOTAL JUST VALUE425,068

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE412,840

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2479/13087/13/2021WDQI01364,600

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:ALBERT JEFFREY D &

2430/10552/01/2021WDUV30980,000

GRANTOR:DFC AMELIA CONCOURSE

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2021] S6 E8 FGR=[YR=2021] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E15 STR=[YR=2021] E10 FUS=[YR=2021] E14 S20 W20 N16 E6 N4\$ S4 W6 S4 W4 N8\$ W15\$.