LOT 99
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GALEOTTI ERIC M/FERNANDEZ IRINA G
95143 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0099-0000

BUILDING CHARACTERISTICS

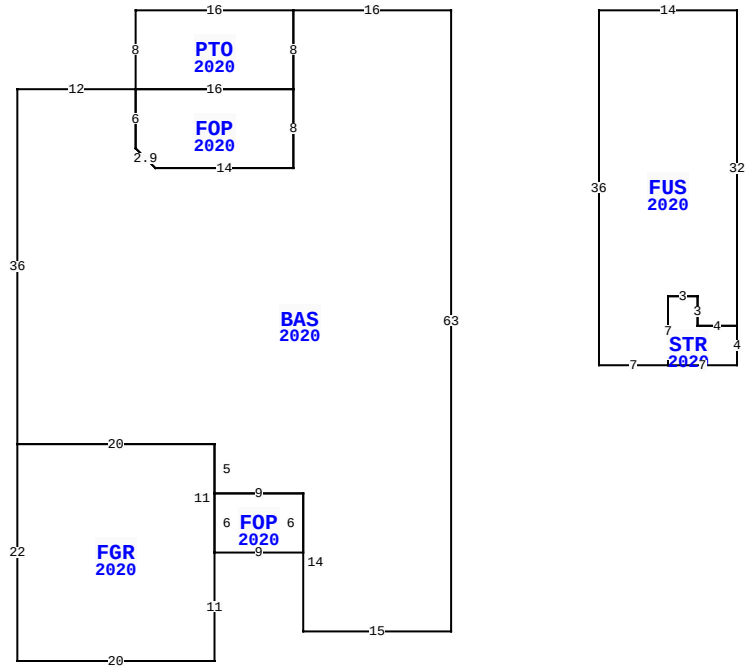
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	215,254
FGR	440	55	242	27,187
FOP	54	30	16	1,798
FOP	126	30	38	4,269
FUS	467	100	467	52,465
PTO	128	5	6	674
STR	37	10	4	449
TOTALS	3,168		2,689	302,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,689	119.4480	113.48	305,148	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2383 HX Base Yr



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

95143 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	302,097
TOTAL MARKET OB/XF VALUE	9,681
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	386,778
SOH/AGL Deduction	38,080
ASSESSED VALUE	348,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,698
TOTAL JUST VALUE	386,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006203	CO ISSUED	0	12/08/2020
B2006203	NEW CONSTR	317,582	07/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/1861	12/08/2020	WD	Q	I	01	293,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GALEOTTI ERIC M & I						
2371/0925	6/25/2020	WD	U	V	30	210,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 PTO=[YR=2020] W16 S8 E16 N8$ S8 FOP=[YR=2020] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 W12 S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR= E15 FUS=[YR=2020] E14 S32 STR=[YR=2020] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0812	CONCRETE C	0	0	0	0	744.00	SF	4.00	4.00	100	2020	2020	3	99	2,946	
3	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2020	2020	3	96	3,318	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
5	0462	ST/AL FNC	0	0	66	0	264.00	SF	10.00	10.00	100	2020	2020	3	93	2,455	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 9,681

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	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 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