

LOT 103  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

MAURO DAMON LOUIS & TANYA LENORE  
95105 CORNFLOWER DRIVE  
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0103-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 31  | HARDIE BRD 100 |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 13  | LVT/LAMMT 50   |
| Interior Floor           | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 5 100          |
| Bathrooms                |     | 4 100          |
| 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       | 2,526            | 100         | 2,526        | 261,946              |
| FGR       | 622              | 55          | 342          | 35,465               |
| FOP       | 65               | 30          | 20           | 2,074                |
| FOP       | 352              | 30          | 106          | 10,992               |
| FUS       | 375              | 100         | 375          | 38,888               |
| STR       | 48               | 10          | 5            | 519                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,988 |  | 3,374 | 349,884 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |        |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,124.00 | SF | 4.00   | 4.00           | 100       | 2022    |
| 2              | 0855       | CONC PAVER  | 0 100   | 9 | 3 | 27.00    | SF | 10.00  | 10.00          | 100       | 2022    |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 423.00   | SF | 85.00  | 85.00          | 100       | 2024    |
| 4              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 590.00   | SF | 10.00  | 10.00          | 100       | 2024    |
| 5              | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 336.00   | LF | 32.00  | 32.00          | 100       | 2024    |
| 6              | 0470       | VNYL GATE   | 0 100   | 0 | 0 | 2.00     | UT | 300.00 | 300.00         | 100       | 2024    |

| 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  | 3,374     | 109.1580    | 103.70         | 349,884        | 2022 | 2022 | 0    | 0    | 0.00 | 100.00 |
| 1 SINGLE FAM - 100% - 2024 Heated Area: 2901 HX Base Yr                        |     |           |             |                |                |      |      |      |      |      |        |
|                                                                                |     |           |             |                |                |      |      |      |      |      |        |
| 95105 CORNFLOWER DR, FERNANDINA BEACH                                          |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE 03/03/2023 NW LGL DATE<br>XF DATE<br>INC DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 57,973      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 349,884   |             |
| TOTAL MARKET OB/XF VALUE  |  | 57,973    |             |
| TOTAL LAND VALUE - MARKET |  | 75,000    |             |
| TOTAL MARKET VALUE        |  | 482,857   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 482,857   |             |
| TOTAL EXEMPTION VALUE     |  | 13        | 482,857     |
| BASE TAXABLE VALUE        |  | 0         |             |
| TOTAL JUST VALUE          |  | 482,857   |             |
| NCON VALUE                |  | 53,207    |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 412,172   |             |

| PERMIT NUM  | DESCRIPTION | AMT     | ISSUED     |
|-------------|-------------|---------|------------|
| SP230012470 | POOL        | 120,251 | 09/27/2023 |
| B2108999    | CO ISSUED   | 0       | 04/19/2022 |
| 21008999    | NEW CONSTR  | 481,063 | 09/01/2021 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2558/0778                      | 4/22/2022  | WD        | Q   | I   | 02     |
| GRANTOR: DREAM FINDERS HOMES L |            |           |     |     |        |
| GRANTEE: MAURO DAMON LOUIS &   |            |           |     |     |        |
| 2506/0810                      | 10/19/2021 | WD        | U   | V   | 30     |
| GRANTOR: DFC AMELIA CONCOURSE  |            |           |     |     |        |
| GRANTEE: DREAM FINDERS HOMES   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W16 FOP=[YR=2022] N8 W18 S7 D1 R1 S13 E16<br>N13 E1\$ W1 S13 W16 N13 U3 L3 W11 D3 L3 S67 E13<br>FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E18 S2 E10 N22 W7 N1<br>W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=<br>E10 FUS=[YR=2022] E17 S23 W13 STR=[YR=2022] S6 W6 N4 E2 N6<br>E4 S4\$ N4 W4 N19\$ W10\$. |  |  |  |  |  |  |  |  |  |  |  |