

LOT 104
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PADIN BERNARD/LASALLE MARICARMEN R
95082 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0104-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	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	2,215	100	2,215	228,767
FGR	380	55	209	21,586
FOP	50	30	15	1,549
FOP	128	30	38	3,924
PTO	1,060	5	53	5,473
TOTALS	3,833		2,530	261,301

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	818.00	SF	5.20
2	0911	SCRN RM A	0	100	43	20	960.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	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	2,530	109.2672	103.80	262,614	2021	2021	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 2215 HX Base Yr 2022													
95082 CORNFLOWER DR, FERNANDINA BEACH													

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

TOTAL OB/XF													
20,507													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					261,301				
TOTAL MARKET OB/XF VALUE					20,507				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					356,808				
SOH/AGL Deduction					24,031				
ASSESSED VALUE					332,777				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					282,777				
TOTAL JUST VALUE					356,808				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					345,537				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016618	ADDITION	29,341	12/01/2021
B2102658	CO ISSUED	0	09/03/2021
B2102658	NEW CONSTR	296,830	03/15/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2495/0137	9/02/2021	WD	Q	I	01	413,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: PADIN BERNARD & MAR									
2439/1606	3/03/2021	WD	U	V	30	770,000			
GRANTOR: DFC AMELIA CONCOURSE									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2022] W53 S20 E2 BAS=[YR=2021] S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$N7 W7 S6 W1\$ E1 N6E7 N8 E19 N41 W13 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N8 W19\$ E51 N20 \$.									