

LOT 106
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

NORBERG CHRISTOPHER & KRISTEN
95098 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0106-0000



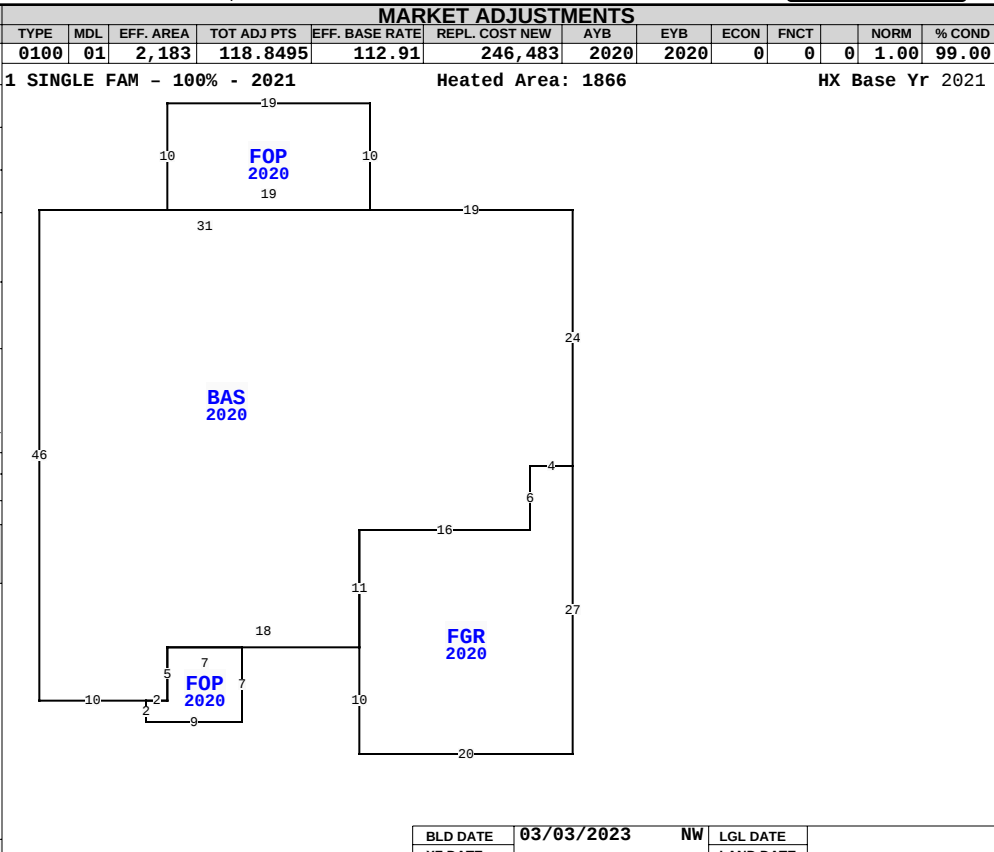
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	1,866	100	1,866	208,583
FGR	444	55	244	27,275
FOP	53	30	16	1,789
FOP	190	30	57	6,372
TOTALS	2,553		2,183	244,018

L N	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	0 100	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	99	425	
2	0811	CONCRETE B	0 100	0	0	690.00	SF	5.20	5.20	100	2020	2020	3	99	3,552	

LAND DESCRIPTION			TOTAL OB/XF 3,977													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



95098 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	244,018		
TOTAL MARKET OB/XF VALUE	3,977		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	322,995		
SOH/AGL Deduction	85,785		
ASSESSED VALUE	237,210		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	187,210		
TOTAL JUST VALUE	322,995		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	311,955		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006541	CO ISSUED	0	11/20/2020
B2006541	NEW CONSTR	256,164	07/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2410/1948	11/19/2020	WD	Q	I	01	258,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NORBERG CHRISTOPHER						
2389/0024	8/31/2020	WD	U	V	30	560,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2020] W19 FOP=[YR=2020] N10 W19 S10 E19\$ W31 S46 E10 FOP=[YR=2020] S2 E9 N7 W7 S5 W2\$ E2 N5 E18 FGR=[YR=2020] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.																