

LOT 107
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PERRIN TIMOTHY D & CARROL L
95106 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0107-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,245	100	2,245	228,292
FGR	380	55	209	21,253
FOP	50	30	15	1,525
FOP	128	30	38	3,865
FUS	470	100	470	47,794
PTO	128	5	6	610
STR	24	10	2	203
TOTALS	3,425		2,985	303,542

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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	2,985	107.5830	102.20	305,067	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2715 HX Base Yr 2022											
95106 CORNFLOWER DR, FERNANDINA BEACH											

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

TOTAL OB/XF											
5,934											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		303,542	
TOTAL MARKET OB/XF VALUE		5,934	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		384,476	
SOH/AGL Deduction		32,878	
ASSESSED VALUE		351,598	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		301,598	
TOTAL JUST VALUE		384,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105193	CO ISSUED	0	10/27/2021
B2105193	NEW CONSTR	378,591	04/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2510/1756	10/29/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: PERRIN TIMOTHY DANI					
2450/1162	4/07/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E20 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W20\$.											