

LOT 108
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BUCKLAND STEVEN & KARA
95114 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0108-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,226	100	2,226	243,792
FGR	399	55	219	23,985
FOP	50	30	15	1,643
FOP	128	30	38	4,162
FUS	476	100	476	52,132
STR	50	10	5	548

TOTALS	3,329		2,979	326,260
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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	664.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,979	115.2816	109.52	326,260	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2702 HX Base Yr 2023											

95114 CORNFLOWER DR, FERNANDINA BEACH				BLD DATE	03/03/2023			NW	LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
664.00	SF	5.20	5.20	100	2022	2022	3	100	3,453		
36.00	SF	6.50	6.50	100	2022	2022	3	100	234		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,260	
TOTAL MARKET OB/XF VALUE		3,687	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		404,947	
SOH/AGL Deduction		4,666	
ASSESSED VALUE		400,281	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		350,281	
TOTAL JUST VALUE		404,947	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015151	NEW CONSTR	430,952	11/02/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2565/0626	5/20/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BUCKLAND STEVEN & K					
2516/1538	11/23/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$ PTR=E15 FUS=[YR=2022] E19 S26 STR=[YR=2022] S4 W8 N10 E3 S6 E5\$ W5 N6 W3 S6 W11 N26\$ W15\$.											

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1	000135	C	SFR CNSVTN	100		RSF-2	0.00	0.00	1.00	LT	