LOT 109
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

JIMENEZ JUAN/VELAZQUEZ MILAGROS
95122 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0109-0000

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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

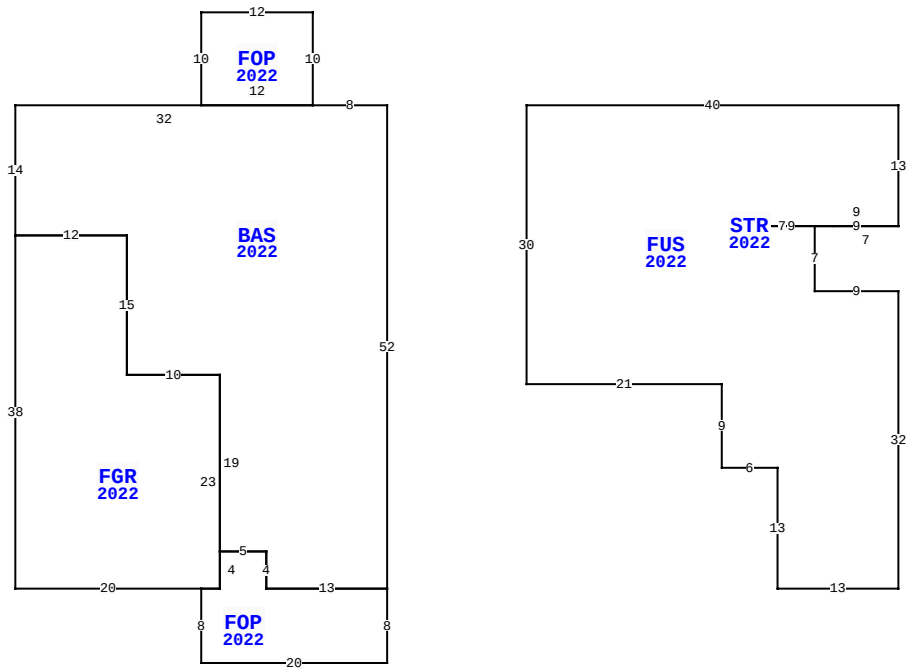
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1,374	146,894
FGR	686	55	377	40,305
FOP	120	30	36	3,849
FOP	180	30	54	5,773
FUS	1,477	100	1,477	157,906
STR	0	10	0	0
TOTALS	3,837		3,318	354,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,318	112.5390	106.91	354,727	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2851 HX Base Yr 2024



95122 CORNFLOWER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,727
TOTAL MARKET OB/XF VALUE		4,627
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		434,354
SOH/AGL Deduction		0
ASSESSED VALUE		434,354
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		384,354
TOTAL JUST VALUE		434,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004509	NEW CONSTR	469,861	03/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0120	10/20/2022	WD	Q	I	01	525,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JIMENEZ JUAN & MILA						
2548/1517	3/21/2022	WD	U	V	30	100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W8 FOP=[YR=2022] N10 W12 S10 E12$ W32 S14 FGR=[YR=2022] S38 E20 FOP=[YR=2022] S8 E20 N8 W13 N4 W5 S4 W2$ E2 N23 W10 N15 W12$ E12 S15 E10 S19 E5 S4 E13 N52$ PTR=E15 FUS=[YR=2022] E40 S13 STR=[YR=2022] W7 W9 E7 E9$ W9 S7 E9 S32 W13 N13 W6 N9 W21 N30$ W15 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	856.00	SF	5.20	5.20	100	2022	2022	3	100	4,451	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2022	2022	3	100	176	

LAND DESCRIPTION

TOTAL OB/XF 4,627

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS