LOT 110
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HILL JEFFREY ADAM/MADDOX KATHRYN POHLMAN
95130 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0110-0000

NASSAU COUNTY PROPERTY

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/LAMNT 100
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

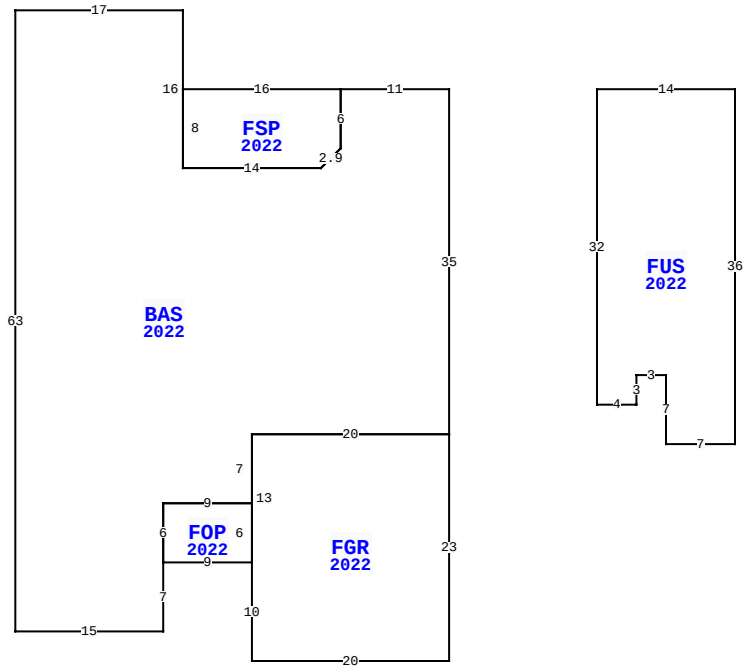
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100	1,913	205,169
FGR	460	55	253	27,134
FOP	54	30	16	1,716
FSP	126	40	50	5,363
FUS	467	100	467	50,086
TOTALS	3,020		2,699	289,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	112.8960	107.25	289,468	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2380 HX Base Yr 2023



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

95130 CORNFLOWER DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,468
TOTAL MARKET OB/XF VALUE		4,285
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		368,753
SOH/AGL Deduction		27,213
ASSESSED VALUE		341,540
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		291,540
TOTAL JUST VALUE		368,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008708	NEW CONSTR	338,518	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1374	4/29/2022	WD	Q	I	01	461,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HILL JEFFREY ADAM &						
2473/1333	6/24/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 FSP=[YR=2022] W16 S8 E14 U2 R2 N6$ S6 D2 L2 W14 N16 W17 S63 E15 N7 FOP=[YR=2022] E9 FGR=[YR=2022] S10 E20 N23 W20 S13$ N6 W9 S6$ N6 E9 N7 E20 N35$ PTR=E15FUS=[YR=2022] E14 S36 W7 N7 W3 S3 W4 N32$ 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	824.00	SF	5.20	5.20	100	2022	2022	3	100	4,285	

LAND DESCRIPTION

TOTAL OB/XF 4,285

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	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	75,000							

REVIEW DATE 05/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS