LOT 111
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

L'HEUREUX CONSTELLO DENSON
95138 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0111-0000

BUILDING CHARACTERISTICS

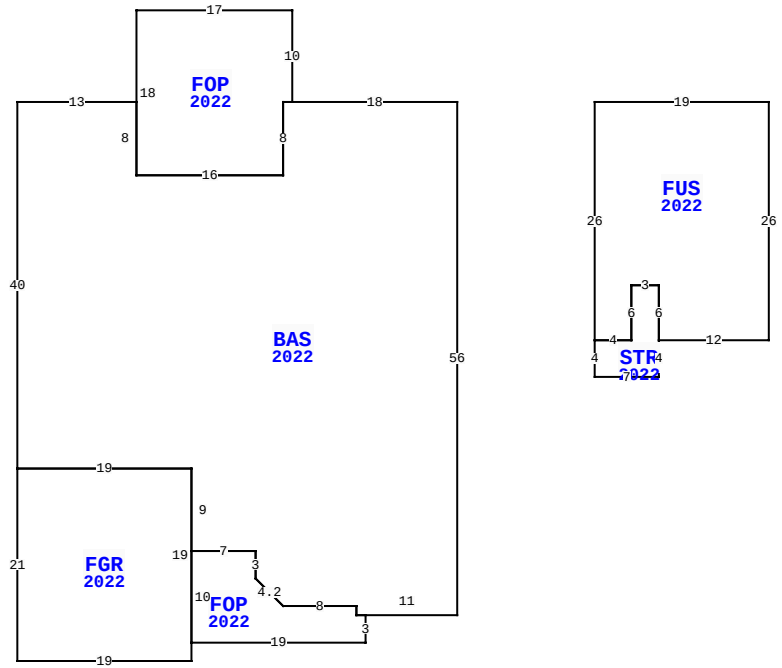
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,192	100	2,192	234,960
FGR	399	55	219	23,475
FOP	122	30	37	3,966
FOP	298	30	89	9,540
FUS	476	100	476	51,022
STR	46	10	5	536
TOTALS	3,533		3,018	323,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,018	112.8288	107.19	323,499	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2668 HX Base Yr



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

95138 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,499
TOTAL MARKET OB/XF VALUE		3,201
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		401,700
SOH/AGL Deduction		4,610
ASSESSED VALUE		397,090
TOTAL EXEMPTION VALUE	13	397,090
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		401,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016783	NEW CONSTR	432,619	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0145	6/30/2022	WD	Q	I	01	474,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: L'HEUREUX CONSTELLO						
2526/1743	1/04/2022	WD	U	V	30	240,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] N10 W17 S18 E16 N8 E1$ W1 S8 W16 N8 W13 S40 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56$ PTR= E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] S4 W7 N4 E4 N6 E3 S6$ N6 W3 S6 W4 N26$ 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	578.00	SF	5.20	5.20	100	2022	2022	3	100	3,006	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2022	2022	3	100	195	

LAND DESCRIPTION

TOTAL OB/XF 3,201

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