

LOT 121
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PLUNKETT GAVIN NEIL
95218 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0121-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

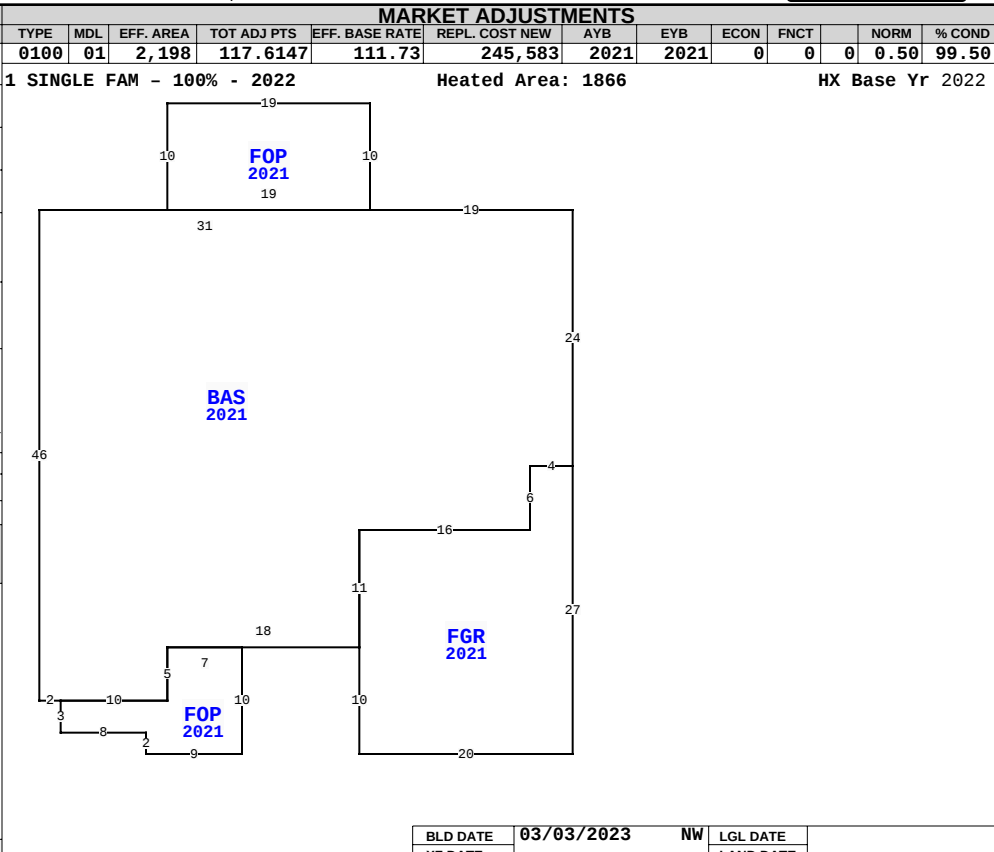
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	207,446
FGR	444	55	244	27,126
FOP	104	30	31	3,447
FOP	190	30	57	6,337
TOTALS	2,604		2,198	244,355

L N	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	704.00	SF	5.20	5.20	100	2021	2021	3	99	3,624	
2	0476	VF 6 SBPL	0	100	0	0	234.00	LF	32.00	32.00	100	2021	2021	3	98	7,338	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION			TOTAL OB/XF 11,256														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 09/10/2021 BY JH



95218 CORNFLOWER DR, FERNANDINA BEACH										BLD DATE 03/03/2023	NW	LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

TOTAL OB/XF 11,256																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4				
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										244,355				
TOTAL MARKET OB/XF VALUE										11,256				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										330,611				
SOH/AGL Deduction										32,169				
ASSESSED VALUE										298,442				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										248,442				
TOTAL JUST VALUE										330,611				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										319,689				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011700	CO ISSUED	0	03/25/2021
B2011700	NEW CONSTR	257,870	11/25/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2476/0369	6/30/2021	WD	U	V	11	100			
GRANTOR:DFC AMELIA CONCOURSE									
GRANTEE:DREAM FINDERS HOMES									
2449/1369	3/31/2021	WD	Q	I	01	308,000			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:PLUNKETT GAVIN NEIL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W19 FOP=[YR=2021] N10 W19 S10 E19\$ W31 S46 E2									
FOP=[YR=2021] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18									
FGR=[YR=2021] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									

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