LOT 122
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

**KINNISON SHELLIE M & NATHAN S**
95226 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

**2024**

**30-2N-28-0152-0122-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

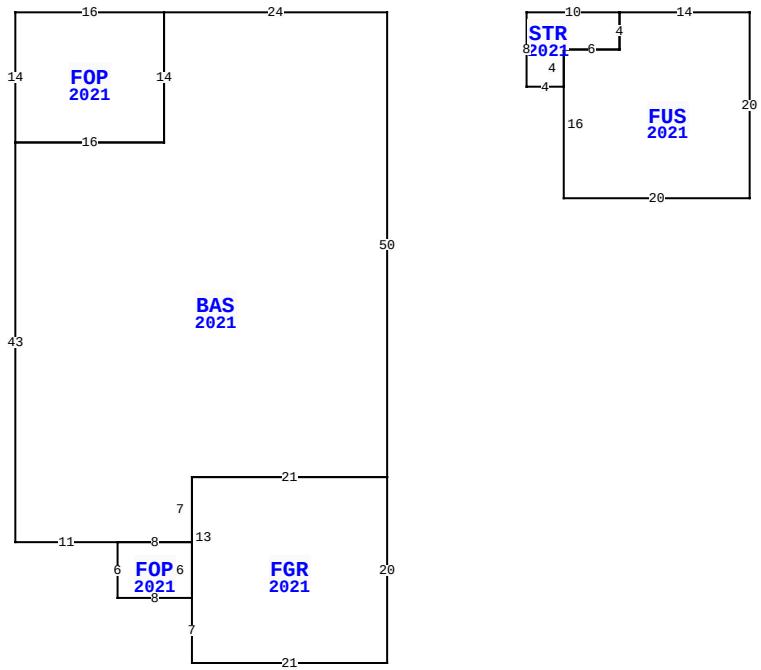
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4067.200 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,909 | 100 | 1,909 | 211,903 |
| FGR | 420 | 55 | 231 | 25,641 |
| FOP | 48 | 30 | 14 | 1,554 |
| FOP | 224 | 30 | 67 | 7,438 |
| FUS | 376 | 100 | 376 | 41,737 |
| STR | 56 | 10 | 6 | 666 |
| TOTALS | 3,033 | | 2,603 | 288,939 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,603 | 117.4320 | 111.56 | 290,391 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2285 HX Base Yr 2022




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

95226 CORNFLOWER DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 288,939 |
| TOTAL MARKET OB/XF VALUE | | 3,526 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 367,465 |
| SOH/AGL Deduction | | 32,523 |
| ASSESSED VALUE | | 334,942 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 284,942 |
| TOTAL JUST VALUE | | 367,465 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,428 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2013087 | CO ISSUED | 0 | 10/12/2021 |
| B2013087 | NEW CONSTR | 310,914 | 12/31/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2505/1296 | 10/13/2021 | WD | Q | I | 02 | 400,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: KINNISON SHELLIE M | | | | | | |
| 2430/1055 | 2/01/2021 | WD | U | V | 30 | 980,000 |
| GRANTOR: DFC AMELIA CONCOURSE | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2021] S6 E8 FGR=[YR=2021] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E15 STR=[YR=2021] E10 FUS=[YR=2021] E14 S20 W20 N16 E6 N4$ S4 W6 S4 W4 N8$ 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 | 685.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,526 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,526

| 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 09/22/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS