

LOT 124
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

ETZEL JUDITH L/E/
95242 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0124-0000



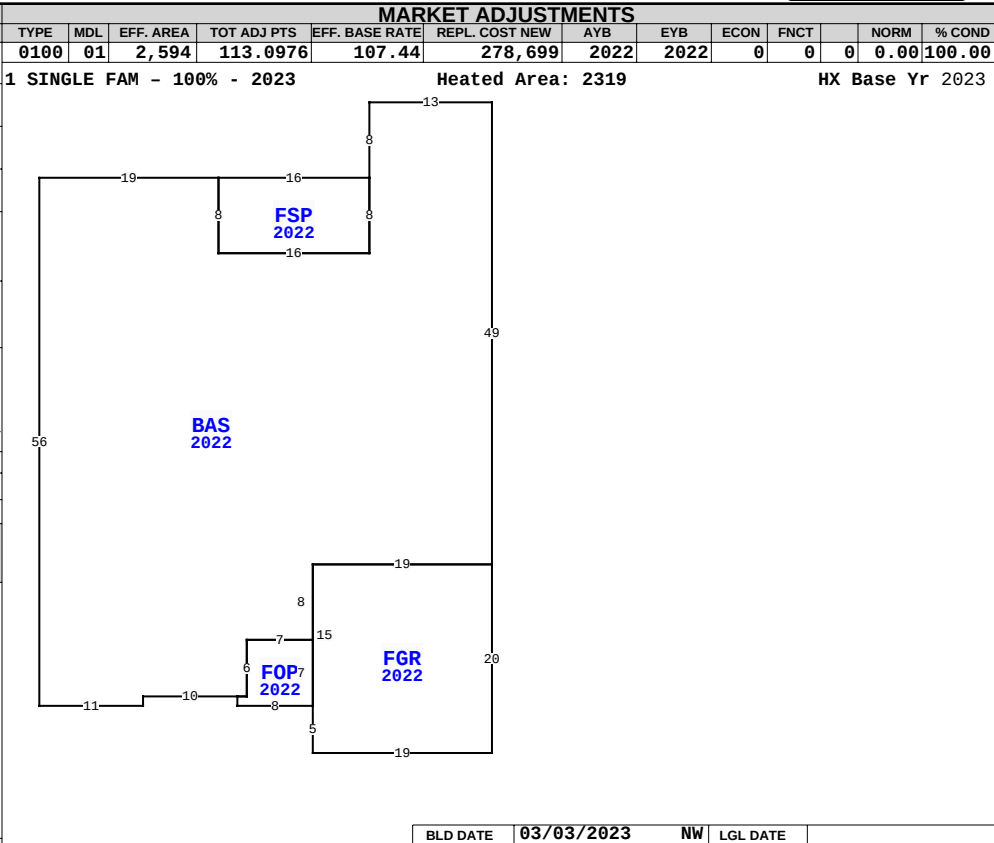
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,319	100	2,319	249,153
FGR	380	55	209	22,455
FOP	50	30	15	1,612
FSP	128	40	51	5,479
TOTALS	2,877		2,594	278,699

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2022
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2022

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00



95242 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF												
												3,520

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,699	
TOTAL MARKET OB/XF VALUE		3,520	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		357,219	
SOH/AGL Deduction		3,630	
ASSESSED VALUE		353,589	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		303,589	
TOTAL JUST VALUE		357,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114581	NEW CONSTR	372,665	10/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/663	9/13/2023	WD U	I	I	11	100
GRANTOR: ETZEL RONALD & JUDITH						
GRANTEE: ETZEL PENNY L						
2566/0130	5/25/2022	WD Q	I	I	02	464,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ETZEL RONALD & JUDI						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2022] W13 S8 FSP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N49\$.												