LOT 125
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

ARTAZA ROMINA
95250 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0125-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

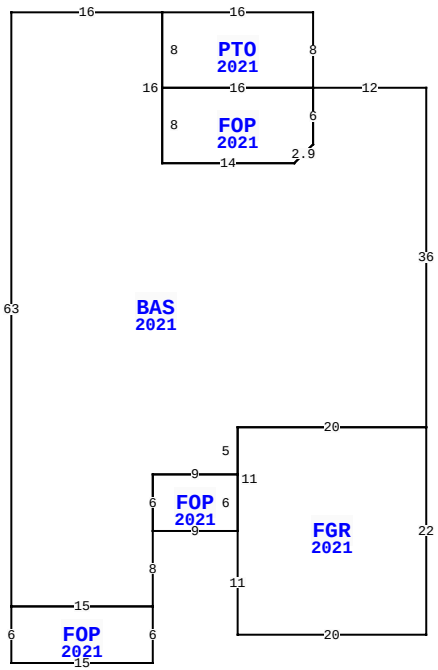
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	203,129
FGR	440	55	242	25,656
FOP	54	30	16	1,696
FOP	90	30	27	2,863
FOP	126	30	38	4,029
PTO	128	5	6	636
TOTALS	2,754		2,245	238,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,245	112.1610	106.55	239,205	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1916 HX Base Yr 2022



95250 CORNFLOWER DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,009
TOTAL MARKET OB/XF VALUE		4,124
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		317,133
SOH/AGL Deduction		28,525
ASSESSED VALUE		288,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,608
TOTAL JUST VALUE		317,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107050	CO ISSUED	0	12/06/2021
B2107050	NEW CONSTR	278,619	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1580	12/15/2021	WD	Q	I	01	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ARTAZA ROMINA						
2450/1162	4/07/2021	WD	U	V	30	280,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E14 U2 R2 N6 W16$ E16$ S6 D2 L2 W14 N16 W16 S63 FOP=[YR=2021] S6 E15 N6 W15$ E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	801.00	SF	5.20	5.20	100	2021	2021	3	99	4,124	

LAND DESCRIPTION

TOTAL OB/XF 4,124

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	000136	C	SFR INT	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 12/01/2021 BY TWDJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS