

LOT 128
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

JONES AMANDA L & JAMES R
95274 CORNFLOWER DR
YULEE, FL 32034

2024

30-2N-28-0152-0128-0000



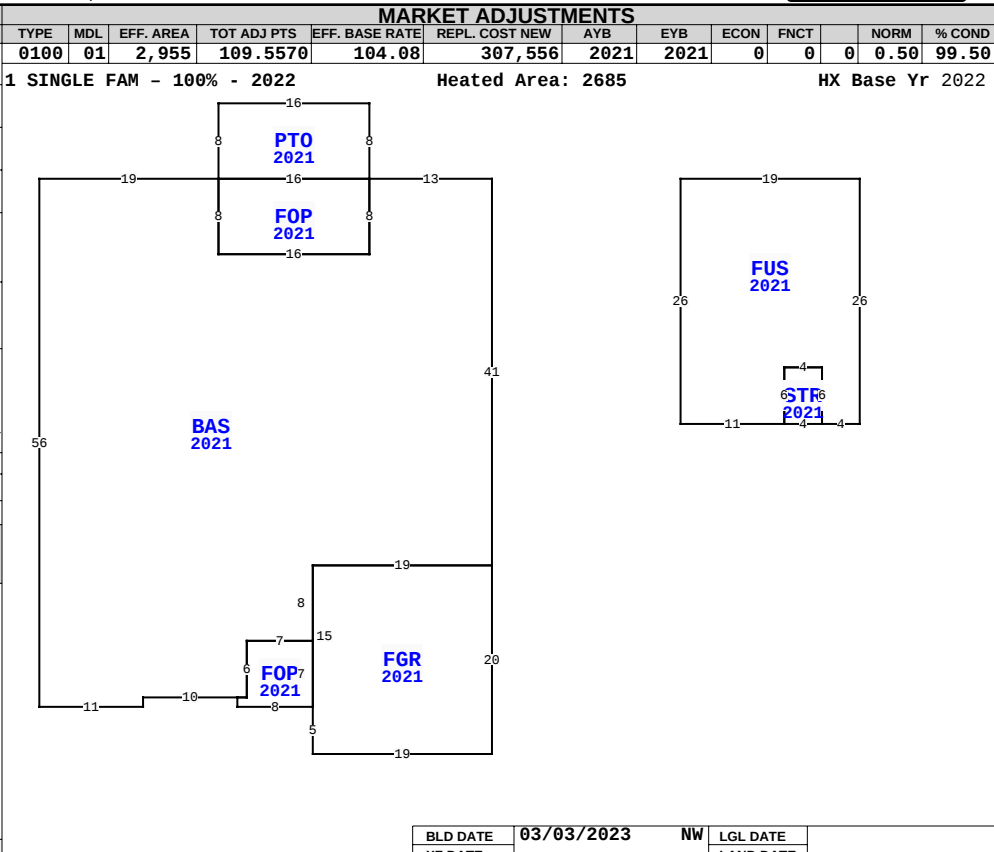
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,215	100	2,215	229,384
FGR	380	55	209	21,644
FOP	50	30	15	1,553
FOP	128	30	38	3,935
FUS	470	100	470	48,673
PTO	128	5	6	621
STR	24	10	2	207
TOTALS	3,395		2,955	306,018

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	717.00	SF	5.20	5.20	100	2021	2021	3	99

LAND DESCRIPTION														
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
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00



95274 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	306,018		
TOTAL MARKET OB/XF VALUE	3,691		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	384,709		
SOH/AGL Deduction	60,112		
ASSESSED VALUE	324,597		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	269,597		
TOTAL JUST VALUE	384,709		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	370,918		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108002	NEW CONSTR	377,928	06/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0915	11/29/2021	WD	Q	I	01	439,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES AMANDA L & JA						
2468/1408	6/04/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56E11N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E20 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W20\$.														