

LOT 131
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

WHEELER RICHARD & SANDRA JOINT REVOCABLE TRUST/WHE
95298 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0131-0000



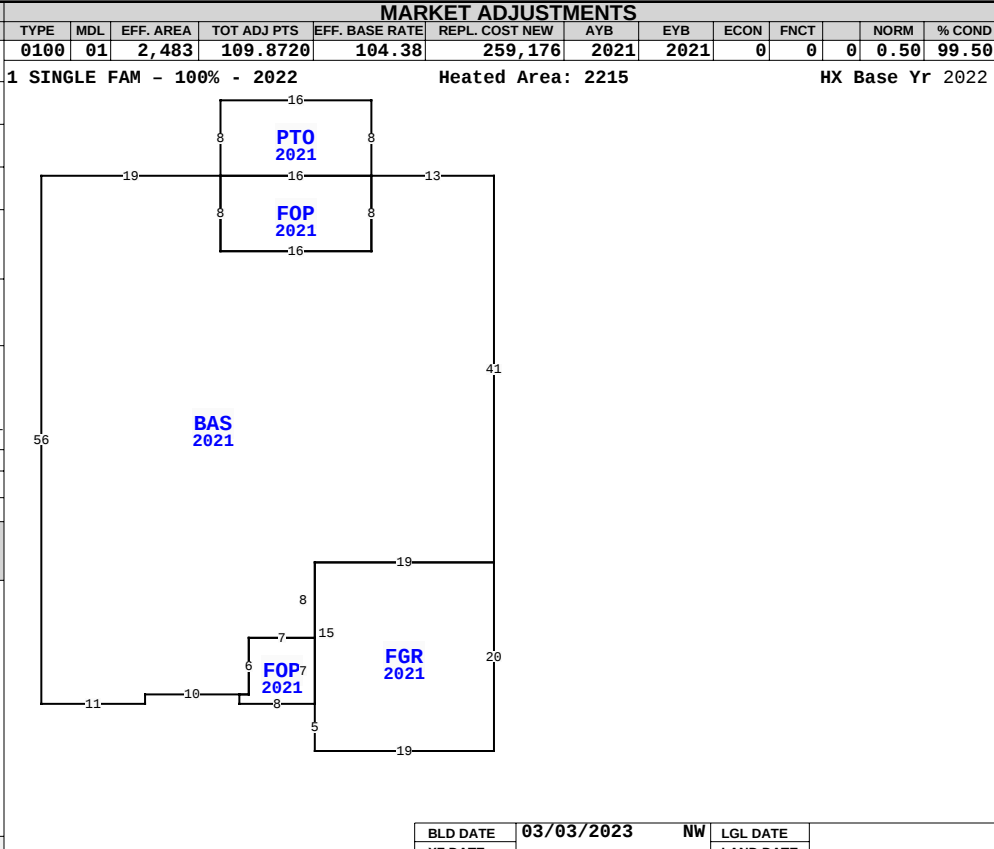
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,215	100	2,215	230,046
FGR	380	55	209	21,706
FOP	50	30	15	1,558
FOP	128	30	38	3,946
PTO	128	5	6	623
TOTALS	2,901		2,483	257,880

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	676.00	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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00



95298 CORNFLOWER DR, FERNANDINA BEACH									
BLD DATE 03/03/2023 NW					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

TOTAL OB/XF 3,480														
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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					257,880				
TOTAL MARKET OB/XF VALUE					3,480				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					336,360				
SOH/AGL Deduction					109,197				
ASSESSED VALUE					227,163				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					177,163				
TOTAL JUST VALUE					336,360				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					324,729				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011005	CO ISSUED	0	07/29/2021
B2109312	GLASS SHOWER ENCL	7,500	07/16/2021
B2011005	NEW CONSTR	293,896	11/12/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2657/1796	7/28/2023	WD	U	I	11	100			
GRANTOR:WHEELER RICHARD M JR									
GRANTEE:WHEELER RICHARD & S									
2484/0962	7/30/2021	WD	Q	I	01	419,000			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:WHEELER RICHARD M J									

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 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.									