

LOT 133
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GOSHORN RANDY LEE & LISA
95314 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0133-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

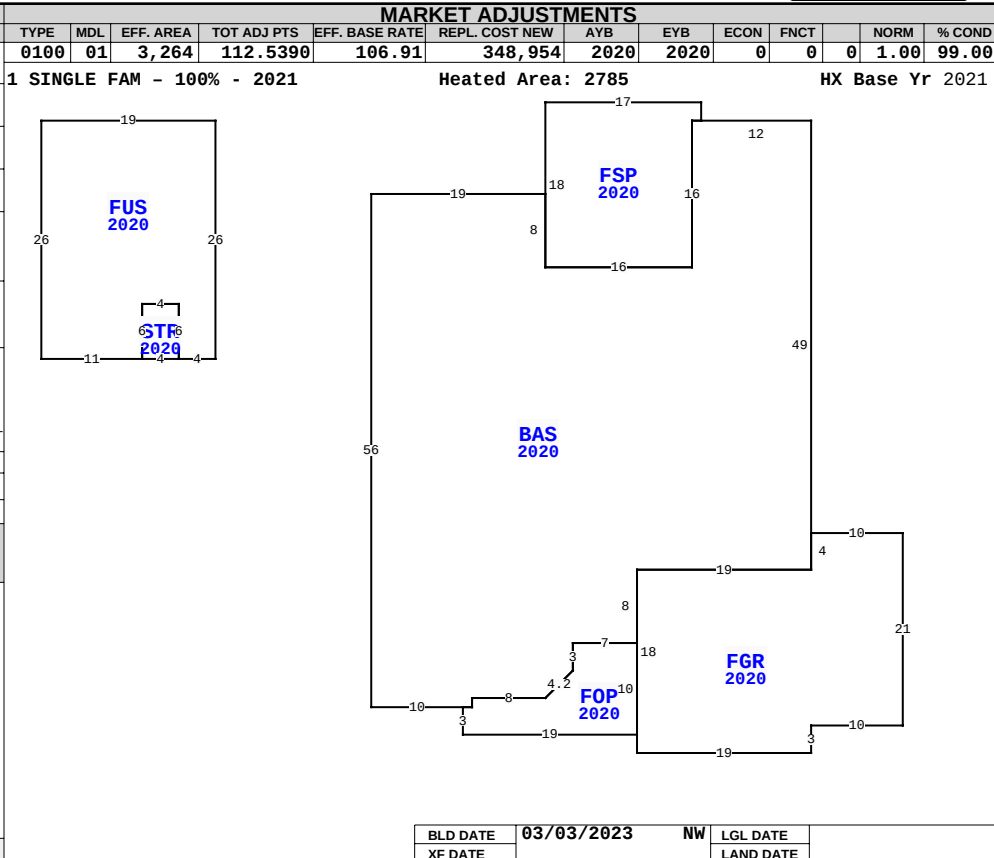
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2,315	245,022
FGR	590	55	324	34,293
FOP	122	30	37	3,916
FSP	290	40	116	12,278
FUS	470	100	470	49,746
STR	24	10	2	212

TOTALS	3,811		3,264	345,464
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	
3	0812	CONCRETE C	0 100	0	0	1,596.00	SF	4.00	
4	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	
6	0861	POOL GUNIT	0 100	0	0	514.00	SF	85.00	
7	0857	SANDSTONE/	0 100	0	0	1,010.00	SF	16.00	

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



95314 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF									
71,372									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					345,464				
TOTAL MARKET OB/XF VALUE					71,372				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					491,836				
SOH/AGL Deduction					121,223				
ASSESSED VALUE					370,613				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					320,613				
TOTAL JUST VALUE					491,836				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					477,239				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006542	CO ISSUED	0	12/28/2020
B2009253	SWIM POOL	49,000	10/05/2020
B2006542	NEW CONSTR	380,476	07/27/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2423/1436	12/30/2020	WD	Q	I	01	452,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:GOSHORN RANDY LEE &							
2389/0024	8/31/2020	WD	U	V	30	560,000	
GRANTOR:DFC AMELIA CONCOURSE							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FSP=[YR=2020] N2 W17 S18 E16 N16 E1\$ W1 S16 W16 N8 W19 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N3 E10 N21 W10 S4 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N49\$ PTR= W65 FUS=[YR=2020] W19 S26 E11 STR=[YR=2020] E4 N6 W4 S6\$ N6 E4 S6 E4 N26\$ E65\$.									