

LOT 134
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KOST CHRISTIAN J & JOYCE M
95322 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0134-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

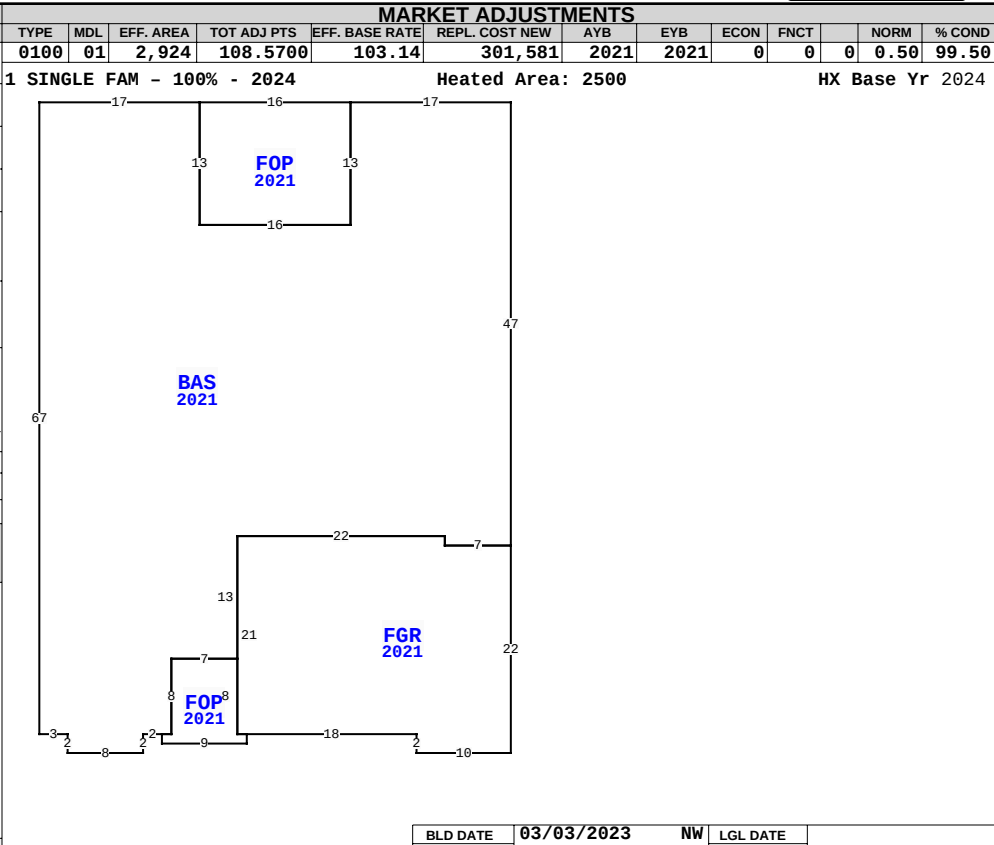
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	256,561
FGR	622	55	342	35,098
FOP	65	30	20	2,053
FOP	208	30	62	6,363

TOTALS	3,395		2,924	300,073
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,070.00	SF	5.20	5.20

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



95322 CORNFLOWER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
									5,508

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	300,073								
TOTAL MARKET OB/XF VALUE	5,508								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	380,581								
SOH/AGL Deduction	0								
ASSESSED VALUE	380,581								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	330,581								
TOTAL JUST VALUE	380,581								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	367,058								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011216	CO ISSUED	0	07/29/2021
B2109323	GLASS SHOWER ENCL	7,500	07/16/2021
B2011216	NEW CONSTR	343,729	11/16/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2682/1384	12/04/2023	WD	Q	I	01	475,000	
GRANTOR: MCCANN-BENNETT M CARM							
GRANTEE: KOST CHRISTIAN J &							
2484/0871	7/28/2021	WD	Q	I	01	348,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: MCCANN-BENNETT M CA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E3 S2 E8 N2 E2 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.									