

LOT 137
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SMITH KAYLA M
95346 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0137-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	229,803
FGR	380	55	209	21,683
FOP	50	30	15	1,556
FOP	128	30	38	3,942
FUS	470	100	470	48,762
PTO	128	5	6	623
STR	24	10	2	208
TOTALS	3,395		2,955	306,577

TOTALS		17,800	27,500	300,571			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0810	CONCRETE A	0	100	3	12	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,955	109.7544	104.27	308,118	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2022 Heated Area: 2685 HX Base Yr 2022														

95346 CORNFLOWER DR, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
668.00	SF	5.20	5.20	100	2021	2021	3	99	3,439				
36.00	SF	6.50	6.50	100	2021	2021	3	99	232				

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 1 4				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										306,577				
TOTAL MARKET OB/XF VALUE										3,671				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										385,248				
SOH/AGL Deduction										34,235				
ASSESSED VALUE										351,013				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										301,013				
TOTAL JUST VALUE										385,248				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										371,401				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107704	CO ISSUED	0	12/28/2021
B2107704	NEW CONSTR	377,851	06/14/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2662/456	8/20/2023	QC	U	I	11	100	
GRANTOR:SMITH JUSTIN HAMES							
GRANTEE:SMITH KAYLA MARIE							
2527/0167	12/30/2021	WD	Q	I	01	430,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:SMITH JUSTIN JAMES							

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\$ PTR=E10 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W10\$.														