

LOT 138
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

LOEFFLER MATTHEW JUDE/THORNE CATHERINE BROOKS
95354 CORNFLOWER DIRVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0138-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

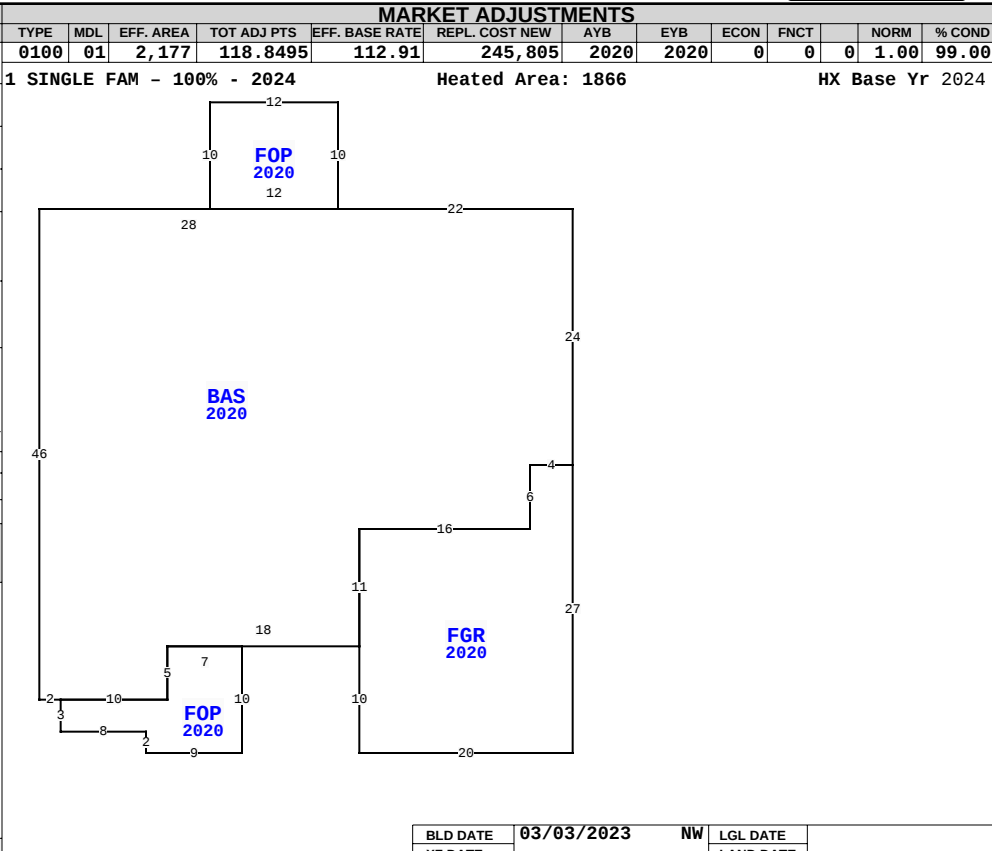
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	208,583
FGR	444	55	244	27,275
FOP	104	30	31	3,465
FOP	120	30	36	4,024
TOTALS	2,534		2,177	243,347

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0810	CONCRETE A	0 100	0	0	640.00	SF	6.50	6.50	100	2020	2020	3	99	4,118	

LAND DESCRIPTION			TOTAL OB/XF 4,504													
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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 01/08/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS



95354 CORNFLOWER DR, FERNANDINA BEACH

BLD DATE 03/03/2023 NW
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										243,347		
TOTAL MARKET OB/XF VALUE										4,504		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										322,851		
SOH/AGL Deduction										0		
ASSESSED VALUE										322,851		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										272,851		
TOTAL JUST VALUE										322,851		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										311,841		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006197	CO ISSUED	0	12/17/2020
B2006197	NEW CONSTR	255,295	07/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/0469	3/29/2021	WD	Q	I	01	300,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOEFFLER MATTHEW J						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUNCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2020]	W22	FOP=[YR=2020]	N10	W12	S10	E12\$ W28 S46 E2
FOP=[YR=2020]	S3	E8	S2	E9	N10	W7 S5 W10\$ E10 N5 E18
FGR=[YR=2020]	S10	E20	N27	W4	S6	W16 S11\$ N11 E16 N6 E4 N24\$