

LOT 81
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DUVALL PETRA
95301 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

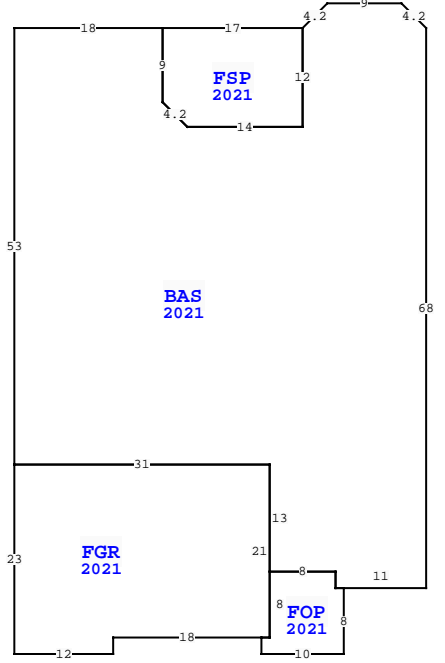
2025

30-2N-28-0152-0081-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
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	YEAR
BAS	2,756	100	2021
FGR	675	55	2021
FOP	90	30	2021
FSP	200	40	2021
TOTALS	3,721		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,234	116.8860	116.89	378,022	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2756 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			374,242
TOTAL MARKET OB/XF VALUE			4,328
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			463,570
SOH/AGL Deduction			53,962
ASSESSED VALUE			409,608
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			358,886
TOTAL JUST VALUE			463,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			436,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011867	CO ISSUED	0	06/30/2021
B2011867	NEW CONSTR	377,237	12/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0985	6/30/2021	WD Q	Q	I	02	381,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HACKETT PETRA						
2415/0032	12/07/2020	WD U	V	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2021	2021	3	99	4,328	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
95301 CORNFLOWER DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2021] U3 L3 W9 D3 L3 FSP=[YR=2021] W17 S9 D3 R3 E14 N12 \$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E12 N2 E18 FOP=[YR=2021] S2 E10 N8 W1 N2 W8 S8 W1\$ E1 N21 W31\$ E31 S13 E8 S2 E11 N68\$.	

LAND DESCRIPTION		TOTAL OB/XF															4,328							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							