

LOT 83
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KRUSZEWSKI AMY & JEFF
95285 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0083-0000

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 Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2,215	100	2021
FGR	380	55	2021
FOP	50	30	2021
FOP	128	30	2021
FUS	470	100	2021
STR	24	10	2021
TOTALS	3,267		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,949	108.5700	108.57	320,173	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2025											
Heated Area: 2685											
HX Base Yr 2025											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			316,971
TOTAL MARKET OB/XF VALUE			3,552
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			405,523
SOH/AGL Deduction			118,075
ASSESSED VALUE			287,448
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			231,726
TOTAL JUST VALUE			405,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105192	NEW CONSTR	374,646	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2620/0975	2/21/2023	WD Q	Q	I	01	495,000
GRANTOR: SHERMAN ERIC & LENA W						
GRANTEE: KRUSZEWSKI AMY & JE						
2524/0092	12/20/2021	WD Q	Q	I	02	441,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHERMAN ERIC & LENA						

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	0811	CONCRETE B	0	100	0	690.00	SF	5.20	5.20	100	2021	2021	3	99	3,552	

95285 CORNFLOWER DR, FERNANDINA BEACH

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

BUILDING NOTES									
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BUILDING DIMENSIONS
 BAS=[YR=2021] W19 FOP=[YR=2021] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N5 FOP=[YR=2021] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E20 FUS=[YR=2021] E19 S26 W11 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W20 \$.

LAND DESCRIPTION										TOTAL OB/XF														
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							