

LOT 84
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GOOD JOSEPH EARL/MURPHY MARIELA VERONICA
95277 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

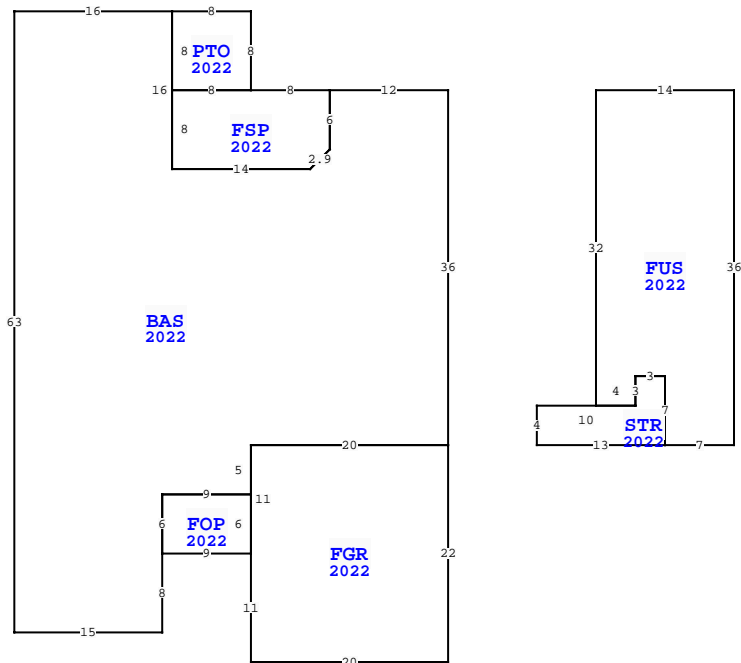
2025

30-2N-28-0152-0084-0000



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	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		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	YEAR
BAS	1,916	100	2022
FGR	440	55	2022
FOP	54	30	2022
FSP	126	40	2022
FUS	467	100	2022
PTO	64	5	2022
STR	61	10	2022
TOTALS	3,128		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 50%	- 2023								
				Heated Area:	2383			HX Base Yr	2023		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			301,130
TOTAL MARKET OB/XF VALUE			3,799
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			389,929
SOH/AGL Deduction			8,442
ASSESSED VALUE			381,487
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			330,765
TOTAL JUST VALUE			389,929
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016144	NEW CONSTR	385,421	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0449	10/28/2022	WD Q	Q	I	01	466,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOOD JOSEPH EARL &						
2521/1610	12/14/2021	WD U	V		30	400,000
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	0811	CONCRETE B	0	50	0	663.00	SF	5.20	5.20	100	2022	2022	3	99	3,413	
2	0810	CONCRETE A	0	50	0	60.00	SF	6.50	6.50	100	2022	2022	3	99	386	

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

BUILDING NOTES	
95277 CORNFLOWER DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2022] W12 FSP=[YR=2022] W8 PTO=[YR=2022] N8W8S8E8S W8S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S11 E20 N22 W20 S11\$ N6W9S6\$ N6 E9 N5 E20 N36\$ PTR=E15 FUS=[YR=2022] E14 S36 W7 STR=[YR=2022] W13 N4 E10 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W15\$.	

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	DPH 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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							