

LOT 88
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

FERGUSON JAMES G III & SALLY
95245 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

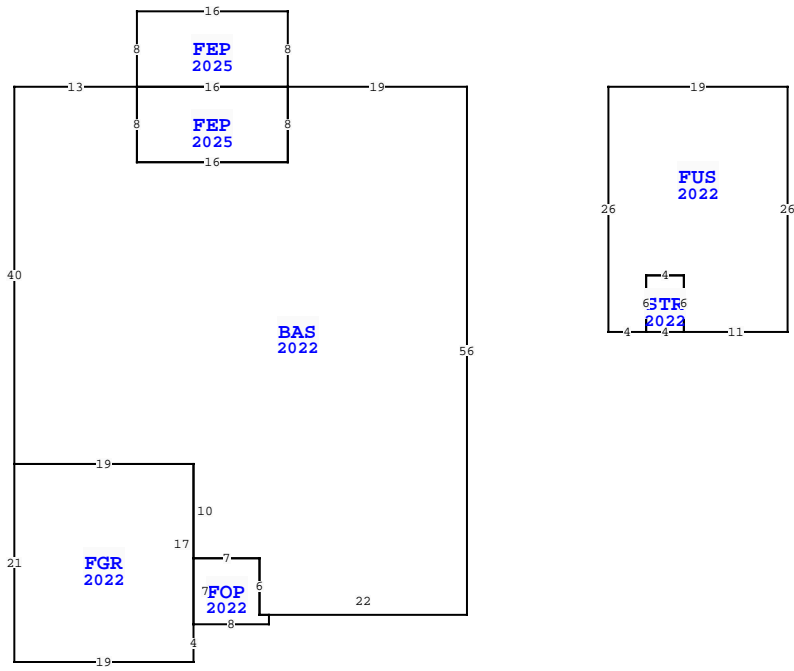
2025

30-2N-28-0152-0088-0000



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	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	2,214	100	2022
FEP	128	80	2025
FEP	128	80	2025
FGR	399	55	2022
FOP	50	30	2022
FUS	470	100	2022
STR	24	10	2022
TOTALS	3,413		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024	112.83	352,481	2022	2022	0	0	0.50	99.50
Heated Area: 2684 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			350,719
TOTAL MARKET OB/XF VALUE			4,517
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			440,236
SOH/AGL Deduction			0
ASSESSED VALUE			440,236
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			440,236
TOTAL JUST VALUE			440,236
NCON VALUE			10,730
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			403,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015696	SUNROOM NOT COND	7,190	12/08/2023
22004905	NEW CONSTR	430,186	03/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1246	1/30/2023	WD Q	Q	I	02	499,900
GRANTOR: DATTA NAVNEET & ANJU						
GRANTEE: FERGUSON JAMES G II						
2602/0537	10/14/2022	WD Q	Q	I	01	471,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DATTA NAVNEET & ANJU						

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	0810	CONCRETE A	0	0	0	663.00	SF	6.50	6.50	100	2022	2022	3	99	4,266	
2	0810	CONCRETE A	0	0	0	39.00	SF	6.50	6.50	100	2022	2022	3	99	251	

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

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W19 S8 W16 N8 W13 S40 E19 S10 E7 S6 E22 N56 \$	
FUS=[YR=2022;ORIG=15,0] E19 S26 W11 N6 W4 S6 W4 N26 \$	
FGR=[YR=2022;ORIG=-48,40] S21 E19 N4 N17 W19 \$	
FEP=[YR=2025;ORIG=-19,0] N8 W16 S8 E16 \$	
FEP=[YR=2025;ORIG=-35,0] S8 E16 N8 W16 \$	
FOP=[YR=2022;ORIG=-29,57] E8 N1 W1 N6 W7 S7 \$	
STR=[YR=2022;ORIG=23,26] W4 N6 E4 S6 \$	
PTR=[ORIG=0,0] E15 W15 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 4,517																								
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	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							