

LOT 95
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

STEPHENSON RODGER A & SANDRA
95183 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

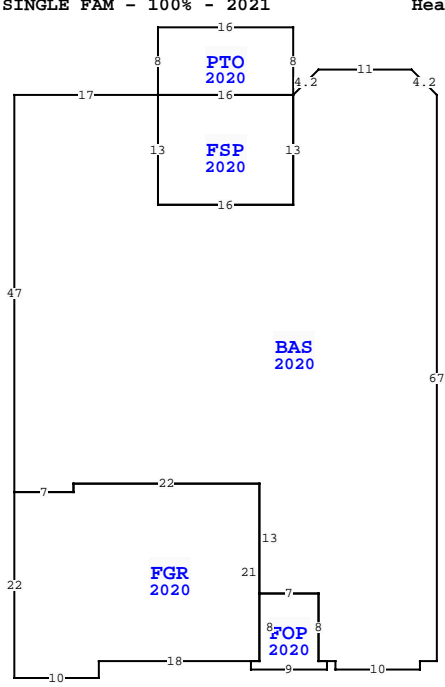
2025

30-2N-28-0152-0095-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	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	13	LVT/LAMNT	40
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	2,536	100	2020
FGR	622	55	2020
FOP	65	30	2020
FSP	208	40	2020
PTO	128	5	2020
TOTALS	3,559		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,987	116.0712	116.07	346,701	2020	2020	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2536 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		339,767	
TOTAL MARKET OB/XF VALUE		3,430	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		428,197	
SOH/AGL Deduction		117,866	
ASSESSED VALUE		310,331	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		254,609	
TOTAL JUST VALUE		428,197	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006199	CO ISSUED	0	11/24/2020
B2006199	NEW CONSTR	346,418	07/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1604	12/18/2020	SW	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEPHENSON RODGER A						
2412/0541	11/23/2020	WD	Q	I	01	347,100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: STEPHENSON RODGER A						

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	100	8	3		6.50	6.50	100	2020	2020	3	98	153	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2020	2020	3	98	3,277	

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

BUILDING NOTES	
95183 CORNFLOWER DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2020] U3 L3 W11 D3 L3 PTO=[YR=2020] N8 W16 S8 E16\$ FSP=[YR=2020] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2020] S22 E10 N2 E18 FOP=[YR=2020] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$.	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							