

LOT 96  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

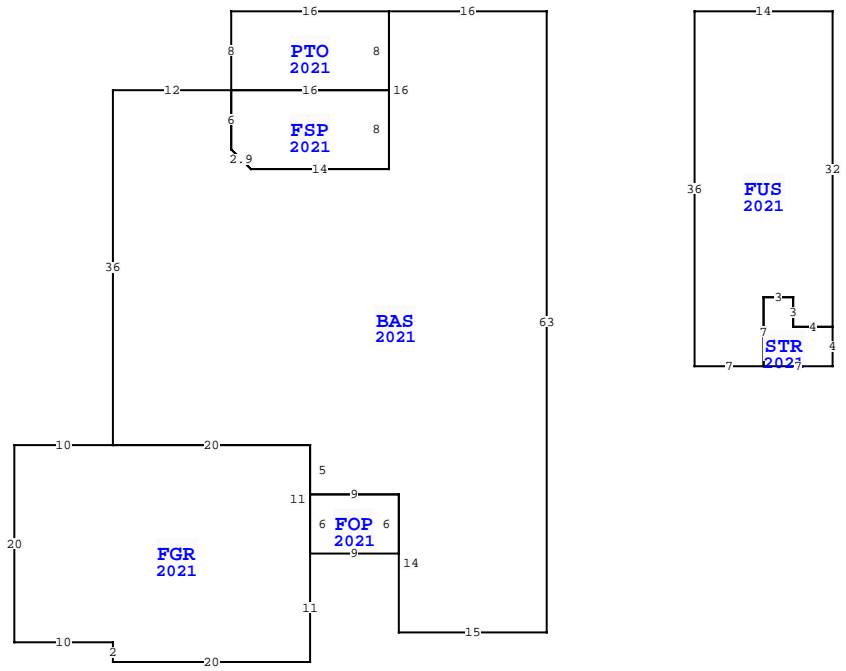
PIERATTI ALAN H & MARY  
95175 CORNFLOWER DRIVE  
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0096-0000

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 70	
Interior Floor	14	CARPET 30	
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	2021
FGR	640	55	2021
FOP	54	30	2021
FSP	126	40	2021
FUS	467	100	2021
PTO	128	5	2021
STR	37	10	2021
TOTALS	3,368		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,811	112.2912	112.29	315,647	2021	2021	0	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr														



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	312,491			
TOTAL MARKET OB/XF VALUE	21,115			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	418,606			
SOH/AGL Deduction	14,364			
ASSESSED VALUE	404,242			
TOTAL EXEMPTION VALUE	13	404,242		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	418,606			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	394,649			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010614	CO ISSUED	0	03/29/2021
B2010614	NEW CONSTR	328,450	11/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1079	3/30/2021	WD Q	Q	I	02	301,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PIERATTI ALAN H & M						
2395/1495	9/25/2020	WD U	V		30	840,000
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	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0463	FENCE GATE	0	100	0	0	UT	300.00	300.00	100	2021	2021	3	96	288	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2021	2021	3	99	10,276	
4	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2021	2021	3	96	4,055	
5	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2021	2021	3	96	576	
6	0462	ST/AL FNC	0	100	66	0	SF	10.00	10.00	100	2021	2021	3	93	2,455	
TOTALS														21,115		

BUILDING NOTES													
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU													
XF DATE													
INC DATE													
95175 CORNFLOWER DR, FERNANDINA BEACH													

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	DPTH 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							

BUILDING DIMENSIONS													
BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FSP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 L2 U2 N6 W12 S36 FGR=[YR=2021] W10 S20 E10 S2 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E15 FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.													