

LOT 99  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

GALEOTTI ERIC M/FERNANDEZ IRINA G  
95143 CORNFLOWER DR  
FERNANDINA BEACH, FL 32034

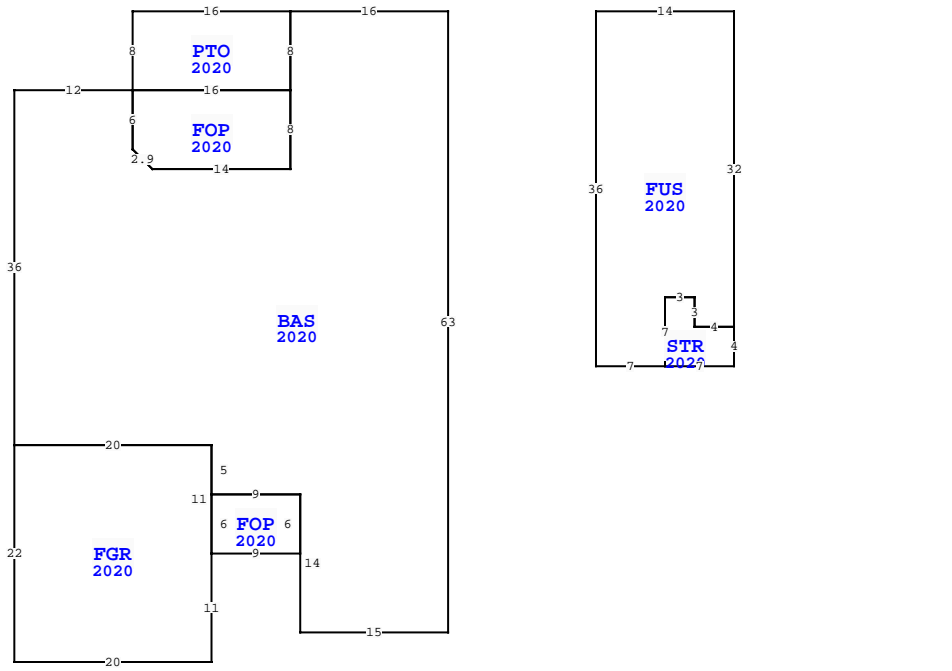
2025

30-2N-28-0152-0099-0000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 31               | HARDIE BRD    | 100  |
| Roof Structur            | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 11               | CLAY TILE     | 50   |
| Interior Floor           | 14               | CARPET        | 50   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 4             | 100  |
| Bathrooms                |                  | 3             | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 1.5              | 1.5           | 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           | 2020 |
| FGR                      | 440              | 55            | 2020 |
| FOP                      | 54               | 30            | 2020 |
| FOP                      | 126              | 30            | 2020 |
| FUS                      | 467              | 100           | 2020 |
| PTO                      | 128              | 5             | 2020 |
| STR                      | 37               | 10            | 2020 |
| TOTALS                   | 3,168            |               |      |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0100   | 01  | 2,689     | 119.4480    | 119.45         | 321,201        | 2020 | 2020 | 0    | 0    | 0    | 1.50   | 98.50 |  |  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 2383 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |  |



| NASSAU COUNTY PROPERTY    |  |           | PAGE 1 of 1 |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | 4           |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 316,383   |             |
| TOTAL MARKET OB/XF VALUE  |  | 9,527     |             |
| TOTAL LAND VALUE - MARKET |  | 85,000    |             |
| TOTAL MARKET VALUE        |  | 410,910   |             |
| SOH/AGL Deduction         |  | 27,342    |             |
| ASSESSED VALUE            |  | 383,568   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 383,568   |             |
| TOTAL JUST VALUE          |  | 410,910   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  | 0         |             |
| PREVIOUS YEAR MKT VALUE   |  | 386,778   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2006203   | CO ISSUED   | 0       | 12/08/2020 |
| B2006203   | NEW CONSTR  | 317,582 | 07/17/2020 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2414/1861                      | 12/08/2020 | WD        | Q     | I     | 01     | 293,700    |
| GRANTOR: DREAM FINDERS HOMES L |            |           |       |       |        |            |
| GRANTEE: GALEOTTI ERIC M & I   |            |           |       |       |        |            |
| 2371/0925                      | 6/25/2020  | WD        | U     | V     | 30     | 210,000    |
| 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              | 0810       | CONCRETE A  | 0       | 0 | 20 | 3     | SF | 6.50   | 6.50           | 100       | 2020    | 2020        | 3 | 98     | 382             |       |
| 2              | 0812       | CONCRETE C  | 0       | 0 | 0  | 0     | SF | 4.00   | 4.00           | 100       | 2020    | 2020        | 3 | 98     | 2,916           |       |
| 3              | 0476       | VF 6 SBPL   | 0       | 0 | 0  | 0     | LF | 32.00  | 32.00          | 100       | 2020    | 2020        | 3 | 95     | 3,283           |       |
| 4              | 0470       | VNYL GATE   | 0       | 0 | 0  | 0     | UT | 300.00 | 300.00         | 100       | 2020    | 2020        | 3 | 95     | 285             |       |
| 5              | 0462       | ST/AL FNC   | 0       | 0 | 66 | 0     | SF | 10.00  | 10.00          | 100       | 2020    | 2020        | 3 | 90     | 2,376           |       |
| 6              | 0463       | FENCE GATE  | 0       | 0 | 0  | 0     | UT | 300.00 | 300.00         | 100       | 2020    | 2020        | 3 | 95     | 285             |       |
| TOTALS         |            |             |         |   |    |       |    |        |                |           |         |             |   | 9,527  |                 |       |

| BUILDING NOTES  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU              |  |  |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 95143 CORNFLOWER DR, FERNANDINA BEACH                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2020] W16 PTO=[YR=2020] W16 S8 E16 N8\$ S8          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2020] W16 S6 D2 R2 E14 N8\$ S8 W14 U2 L2 N6 W12     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E9 N6 W9 S6\$   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| N11 W20\$ E20 S5 E9 S14 E15 N6\$ PTR= E15 FUS=[YR=2020] E14 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| S32 STR=[YR=2020] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 | 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             | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00        | 85,000.00  | 85,000.00      | 85,000     |                             |      |         |      |     |    |        |