

LOT 100
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

TICE TYLER & DARYL
95135 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

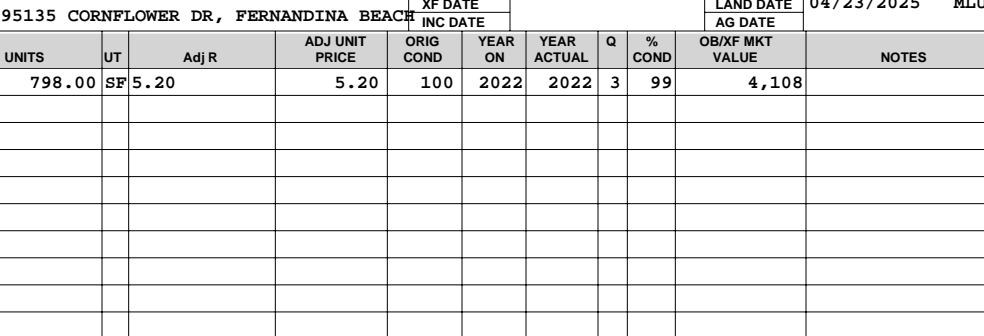
2025

30-2N-28-0152-0100-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,801	108.2025	108.20	411,268	2022	2022	0	0	0.50	99.50	

1 SINGLE FAM - 100% - 2024 Heated Area: 3487 HX Base Yr 2024



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2022	1,417	152,552
FGR	440	55	2022	242	26,053
FOP	54	30	2022	16	1,722
FOP	180	30	2022	54	5,814
FUS	2,070	100	2022	2,070	222,854
STR	21	10	2022	2	215
TOTALS	4,182			3,801	409,212

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	100	0	798.00	SF	5.20	5.20	100	2022	2022	3	99	4,108	

95135 CORNFLOWER DR, FERNANDINA BEACH

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

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		409,212
TOTAL MARKET OB/XF VALUE		4,108
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		498,320
SOH/AGL Deduction		14,839
ASSESSED VALUE		483,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,759
TOTAL JUST VALUE		498,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113478	NEW CONSTR	551,771	10/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/744	4/12/2023	WD	Q	I	01	600,000

GRANTOR: BEROZA MARK RICHARD &
GRANTEE: TICE TYLER & DARYL
2561/0971 5/04/2022 WD Q I 01 546,300
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: BEROZA MARK R & TEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W20 S9 E20 N9\$ S9 W20 N9 W7
S30 FGR=[YR=2022] S22 E20 N22 W20\$ E20 S23 FOP=[YR=2022] S6
E9 N6 W9\$ E9 N1 E10 N52\$ PTR=E15 FUS=[YR=2022] E39 S52 W10 S7
W9 N7 STR=[YR=2022] N7 W3 S7 E3\$ N7 W3 S7 W17 N52\$ W15\$.

LAND DESCRIPTION TOTAL OB/XF 4,108

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							