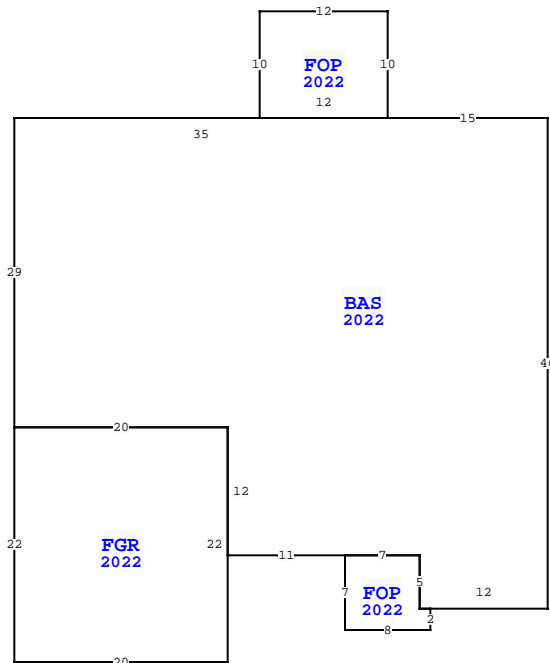




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	1,870	100	2022
FGR	440	55	2022
FOP	51	30	2022
FOP	120	30	2022
TOTALS	2,481		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	120.1872	120.19	259,971	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1870 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,671
TOTAL MARKET OB/XF VALUE			76,221
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			419,892
SOH/AGL Deduction			137,205
ASSESSED VALUE			282,687
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			231,965
TOTAL JUST VALUE			419,892
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001053	POOL ENCLOSURE	18,135	01/26/2024
B230005660	POOL	98,000	05/01/2023
22004906	NEW CONSTR	308,366	03/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0158	11/11/2022	WD	U	I	11	100
GRANTOR: MILLER JODY ELIZABETH						
GRANTEE: GLASSMAN DANIEL J						
2598/1638	10/25/2022	WD	Q	I	01	405,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLER JODY ELIZABETH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	670.00	SF	5.20	5.20	100
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100
3	0912	SCRN RM G	0	100	0	0	1,224.00	SF	20.00	20.00	100
4	0861	POOL GUNIT	0	100	0	0	417.00	SF	85.00	85.00	100
5	0855	CONC PAVER	0	100	0	0	807.00	SF	10.00	10.00	100
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
7	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00	100
8	0479	VF PICKET	0	100	0	0	72.00	LF	10.00	10.00	100
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF											
76,221											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU											
XF DATE											
INC DATE											
95119 CORNFLOWER DR, FERNANDINA BEACH											

BUILDING DIMENSIONS											
BAS=[YR=2022] W15 FOP=[YR=2022] N10W12S10 E12\$ W35 S29											
FGR=[YR=2022] S22 E20 N22 W20\$ E20 S12 E11 FOP=[YR=2022] S7											
E8 N2 W1 N5 W7\$ E7 S5 E12 N46\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	1.00