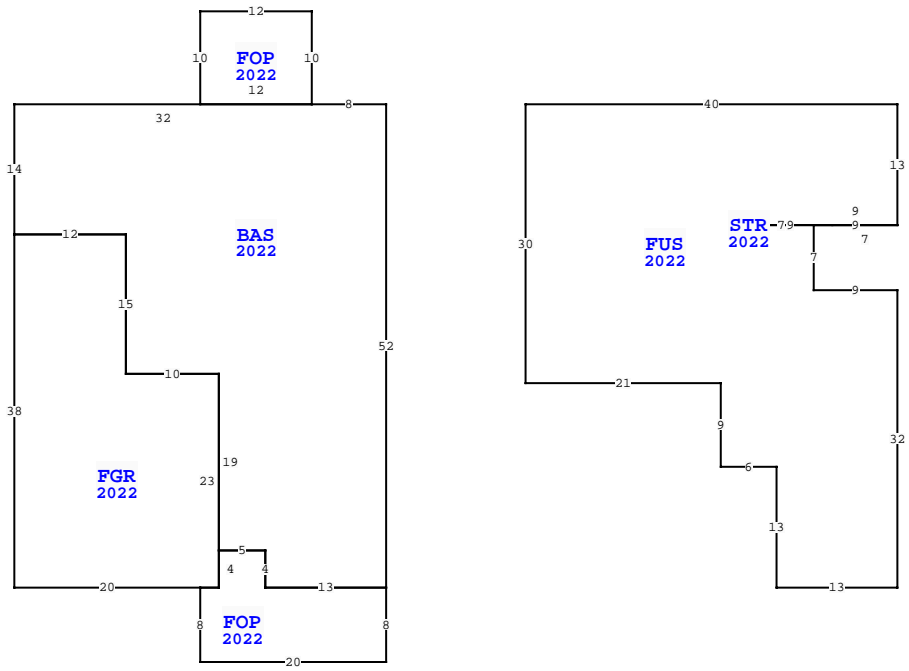




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	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	1,374	100	2022
FGR	686	55	2022
FOP	120	30	2022
FOP	180	30	2022
FUS	1,477	100	2022
STR	0	10	2022
TOTALS	3,837		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,318	112.5390	112.54	373,408	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024 Heated Area: 2851 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			371,541
TOTAL MARKET OB/XF VALUE			4,581
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			451,122
SOH/AGL Deduction			4,172
ASSESSED VALUE			446,950
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			396,228
TOTAL JUST VALUE			451,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			434,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004509	NEW CONSTR	469,861	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2599/0120	10/20/2022	WD Q	Q	I	01	525,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JIMENEZ JUAN & MILA						
2548/1517	3/21/2022	WD U	V	30		100,000
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	0811	CONCRETE B	0	100	0	856.00	SF	5.20	5.20	100	2022	2022	3	99	4,407	
2	0810	CONCRETE A	0	100	0	27.00	SF	6.50	6.50	100	2022	2022	3	99	174	

BLD DATE		03/03/2023	NW	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	
95122 CORNFLOWER DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2022] W8 FOP=[YR=2022] N10 W12 S10 E12\$ W32 S14 FGR=[YR=2022] S38 E20 FOP=[YR=2022] S8 E20 N8 W13 N4 W5 S4 W2\$ E2 N23 W10 N15 W12\$ E12 S15 E10 S19 E5 S4 E13 N52\$ PTR=E15 FUS=[YR=2022] E40 S13 STR=[YR=2022] W7 W9 E7 E9\$ W9 S7 E9 S32 W13 N13 W6 N9 W21 N30\$ W15 \$.	

LAND DESCRIPTION																								
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	000135	C	RES NATURAL	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							