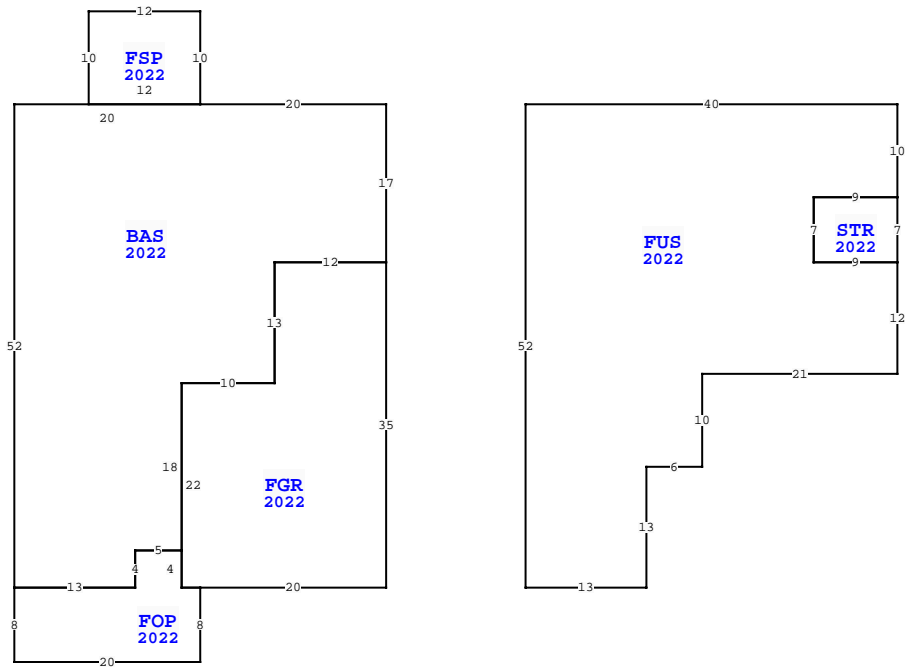


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	3,336	113.7948	113.79	379,603	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2876 HX Base Yr 2023												



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
BAS	1,420	100
FGR	640	55
FOP	180	30
FSP	120	40
FUS	1,456	100
STR	63	10
TOTALS	3,879	

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
1	0811	CONCRETE B	0	100	0	898.00	SF	5.20	5.20	100	2022	2022
2	0810	CONCRETE A	0	100	0	24.00	SF	6.50	6.50	100	2022	2022

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
95154 CORNFLOWER DR, FERNANDINA BEACH				
TOTAL OB/XF 4,777				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			377,705
TOTAL MARKET OB/XF VALUE			4,777
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			457,482
SOH/AGL Deduction			9,758
ASSESSED VALUE			447,724
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			397,002
TOTAL JUST VALUE			457,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			440,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000549	NEW CONSTR	469,861	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0256	8/30/2022	WD	Q	I	02	497,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARREN HUNTER CASE						
2540/0398	2/16/2022	WD	U	V	30	800,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W20 FSP=[YR=2022] N10W12S10 E12\$ W20 S52 FOP=[YR=2022] S8 E20 N8 FGR=[YR=2022] E20 N35 W12 S13 W10 S22 E2\$ W2 N4 W5 S4 W13\$ E13 N4 E5 N18 E10 N13 E12 N17\$ PTR=E15 FUS=[YR=2022] E40 S10 STR=[YR=2022] S7 W9 N7 E9\$ W9 S7 E9 S12 W21 S10W6 S13 W13 N52\$ 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 DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV	4,777
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	