

LOT 114
 AMELIA CONCOURSE PH 3 UNIT B
 OR 2365/1256

DAY STEVEN KILBOURNE & ANDREA IVESTER
 95162 CORNFLOWER DR
 FERNANDINA BEACH, FL 32034

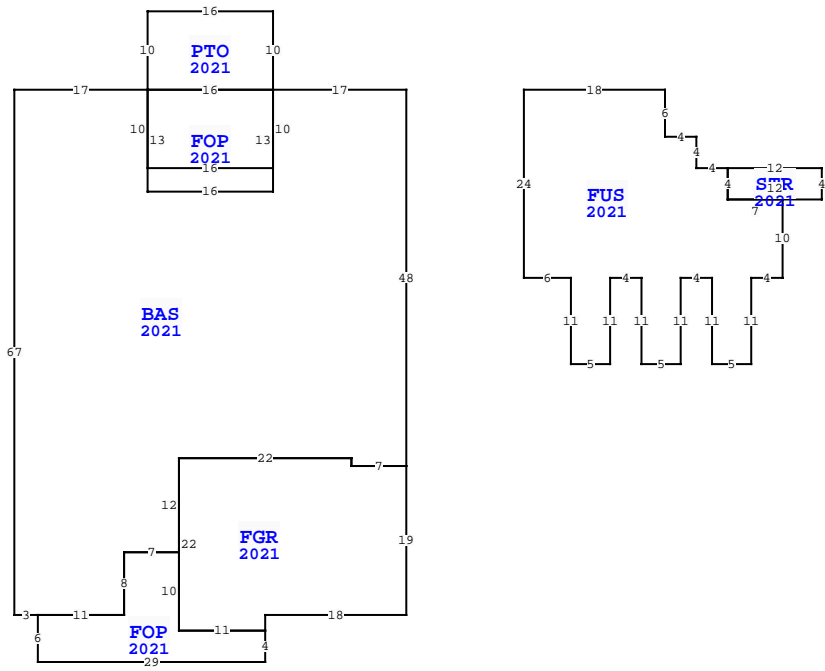
2025

30-2N-28-0152-0114-0000



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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 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	2,561	100	2021
FGR	595	55	2021
FOP	208	30	2021
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FUS	795	100	2021
PTO	160	5	2021
STR	48	10	2021
TOTALS	4,575		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,820	109.7145	109.71	419,092	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 3356 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			414,901
TOTAL MARKET OB/XF VALUE			4,035
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			503,936
SOH/AGL Deduction			57,875
ASSESSED VALUE			446,061
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			345,339
TOTAL JUST VALUE			503,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			475,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010228	CO ISSUED	0	03/30/2021
B2010228	NEW CONSTR	443,562	10/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2449/1121	3/30/2021	WD Q	Q	I	01	376,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAY STEVEN KILBOURN						
2395/1495	9/25/2020	WD U	V		30	840,000
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	0812	CONCRETE C	0	100	0	1,019.00	SF	4.00	4.00	100	2021	2021	3	99	4,035	

95162 CORNFLOWER DR, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2021] W17 PTO=[YR=2021] N10 W16 S10 FOP=[YR=2021] S13 E16 N13 W16\$ E16\$ S10 W16 N10 W17 S67 E3 FOP=[YR=2021] S6 E29N4 FGR=[YR=2021] N2 E18 N19 W7 N1 W22 S22 E11\$ W11 N10 W7 S8 W11\$ E11 N8 E7 N12 E22 S1 E7 N48\$PTR=E15 FUS=[YR=2021] E18 S6 E4 S4 E4 STR=[YR=2021] E12 S4 W12 N4\$ S4 E7 S10 W4 S11 W5 N11 W4 S11 W5N11 W4 S11 W5 N11 W6 N24\$ 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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								