LOT 116
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

TAYLOR DEBRA ROSANNE & KEVIN L
95178 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0116-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

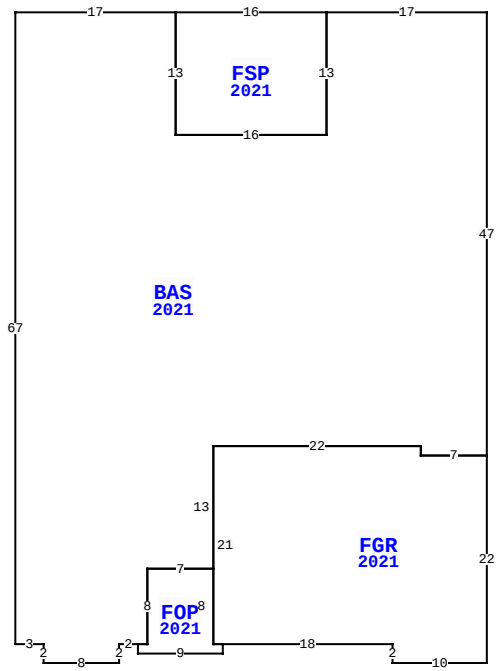
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2021	2,500	298,015
FGR	622	55	2021	342	40,768
FOP	65	30	2021	20	2,384
FSP	208	40	2021	83	9,894
TOTALS	3,395			2,945	351,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,945	120.4140	120.41	354,607	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2500 HX Base Yr 2022



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

95178 CORNFLOWER DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,061
TOTAL MARKET OB/XF VALUE		11,177
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		447,238
SOH/AGL Deduction		100,276
ASSESSED VALUE		346,962
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,240
TOTAL JUST VALUE		447,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011107	CO ISSUED	0	03/31/2021
B2011107	NEW CONSTR	341,130	11/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1041	3/31/2021	WD	Q	I	01	364,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAYLOR DEBRA ROSANN						
2395/1495	9/25/2020	WD	U	V	30	840,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E3 S2 E8 N2 E2 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

EXTRA FEATURES

LN	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	0	1,074.00	SF	4.00	4.00	100	2021	2021	3	99	4,253	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2021	2021	3	96	6,636	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 11,177

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 09/10/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS