LOT 120
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GUGLIOTTA KEVIN ANTHONY
95210 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0120-0000

BUILDING CHARACTERISTICS

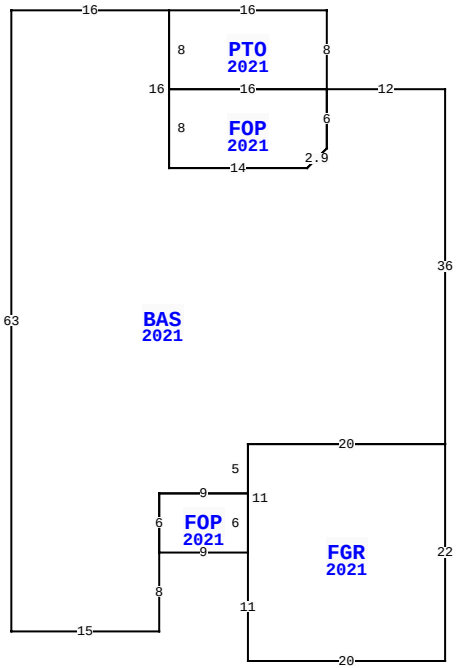
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2021	1,916	226,028
FGR	440	55	2021	242	28,549
FOP	54	30	2021	16	1,888
FOP	126	30	2021	38	4,483
PTO	128	5	2021	6	708
TOTALS	2,664			2,218	261,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	119.1582	119.16	264,297	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1916 HX Base Yr 2022



95210 CORNFLOWER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,654
TOTAL MARKET OB/XF VALUE		10,640
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		357,294
SOH/AGL Deduction		45,322
ASSESSED VALUE		311,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,250
TOTAL JUST VALUE		357,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012594	18'X8' COMPOSITE	4,669	11/07/2024
C2011231	CO ISSUED	0	05/10/2021
B2011231	NEW CONSTR	259,291	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1833	5/09/2022	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: GUGLIOTTA KEVIN						
2462/0467	5/14/2021	WD	Q	I	01	347,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GUGLIOTTA KEVIN ANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E14 U2 R2 N6 W16$ E16$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	0811	CONCRETE B	0	100	0	0	686.00	SF	5.20	5.20	100	2021	2021	3	99	3,532	
2	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00	32.00	100	2021	2021	3	96	6,820	
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 10,640

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 07/08/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS