LOT 123
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PINA ENRIQUE JIMENEZ
95234 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

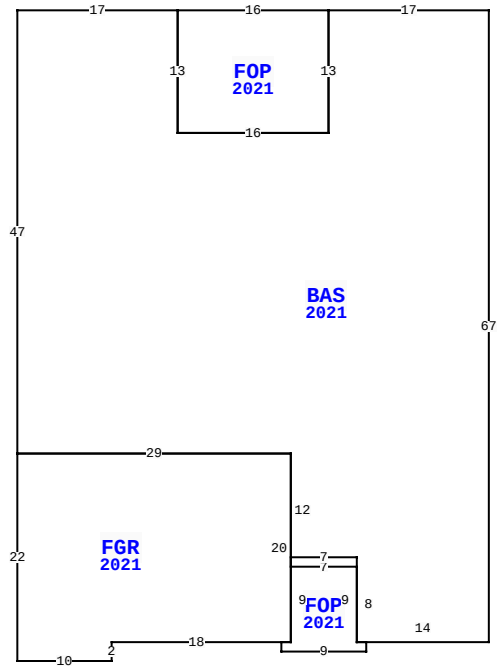
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,506	100	2021	2,506	269,852
FGR	600	55	2021	330	35,535
FOP	72	30	2021	22	2,369
FOP	208	30	2021	62	6,677
TOTALS	3,386			2,920	314,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	108.7674	108.77	317,608	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2506 HX Base Yr



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

95234 CORNFLOWER DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	314,432
TOTAL MARKET OB/XF VALUE	4,993
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	404,425
SOH/AGL Deduction	0
ASSESSED VALUE	404,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,425
TOTAL JUST VALUE	404,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109960	CO ISSUED	0	12/30/2021
B2109960	NEW CONSTR	363,584	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/0414	1/26/2023	QC	U	I	11	100
GRANTOR: JIMENEZ VANESSA M						
GRANTEE: JIMENEZ PINA ENRIQU						
2530/1992	12/31/2021	WD	Q	I	01	421,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PINA ENRIQUE J & VA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2021] S22 E10 N2 E18 FOP=[YR=2021] S1 E9 N1 W1N9 W7 S9 W1 $ E1 N20 W29$ E29 S12 E7 S8 E14 N67$.

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	0	0	0	936.00	SF	5.20	5.20	100	2021	2021	3	99	4,819	
2	0810	CONCRETE A	0	0	3	9	27.00	SF	6.50	6.50	100	2021	2021	3	99	174	

LAND DESCRIPTION

TOTAL OB/XF 4,993

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	0		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 01/18/2022 BY DDJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS