LOT 130
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

**BERENS JOHN & MICHELLE**
95290 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

# 2025

**30-2N-28-0152-0130-0000**

## 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 | | 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 |

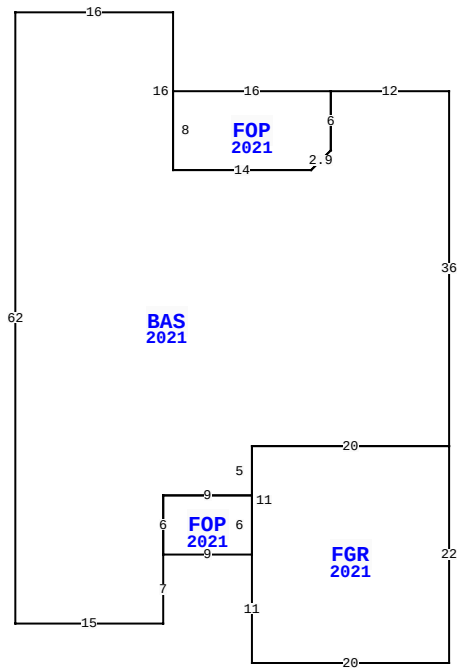
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,901 | 100 | 2021 | 1,901 | 211,479 |
| FGR | 440 | 55 | 2021 | 242 | 26,922 |
| FOP | 54 | 30 | 2021 | 16 | 1,780 |
| FOP | 126 | 30 | 2021 | 38 | 4,227 |
| TOTALS | 2,521 | | | 2,197 | 244,408 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,197 | 112.3668 | 112.37 | 246,877 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1901 HX Base Yr 2024




95290 CORNFLOWER DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 244,408 |
| TOTAL MARKET OB/XF VALUE | | 51,344 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 380,752 |
| SOH/AGL Deduction | | 12,930 |
| ASSESSED VALUE | | 367,822 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 317,100 |
| TOTAL JUST VALUE | | 380,752 |
| NCON VALUE | | 46,698 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,074 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240000030 | INSTALLATION OF 1 | 6,452 | 01/02/2024 |
| SP230013588 | POOL | 89,160 | 10/24/2023 |
| C2110160 | CO ISSUED | 0 | 01/14/2022 |
| B2110160 | NEW CONSTR | 276,362 | 08/03/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2531/0123 | 1/14/2022 | WD | Q | I | 01 | 363,500 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: BERENS JOHN & MICHE | | | | | | |
| 2473/1333 | 6/24/2021 | WD | U | V | 30 | 496,000 |
| GRANTOR: DFC AMELIA CONCOURSE | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] W16 S8 E14 U2 R2 N6$ S6 D2 L2 W14 N16 W16 S62 E15 N7 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 668.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 4,299 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 3 | 18 | 54.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 347 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 402.00 | SF | 85.00 | 85.00 | 100 | 2025 | 2024 | | 100 | 34,170 | |
| 4 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2025 | 2024 | | 100 | 2,000 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 628.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 6,280 | |
| 6 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2025 | 2024 | | 100 | 600 | |
| 7 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 114.00 | LF | 32.00 | 32.00 | 100 | 2025 | 2024 | | 100 | 3,648 | |

## LAND DESCRIPTION

TOTAL OB/XF 51,344

| 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 04/29/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS