LOT 131
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

WHEELER RICHARD & SANDRA JOINT REVOCABLE TRUST/WHE
95298 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0131-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

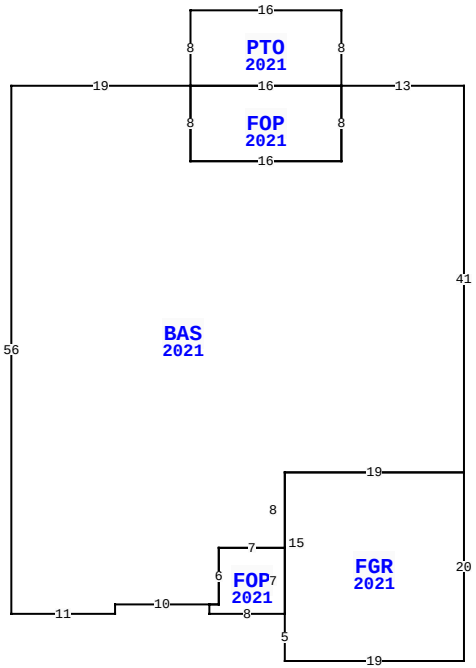
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2021	2,215	240,928
FGR	380	55	2021	209	22,733
FOP	50	30	2021	15	1,632
FOP	128	30	2021	38	4,133
PTO	128	5	2021	6	652
TOTALS	2,901			2,483	270,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	109.8720	109.87	272,807	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2215 HX Base Yr 2022



95298 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		270,079
TOTAL MARKET OB/XF VALUE		9,078
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		364,157
SOH/AGL Deduction		125,678
ASSESSED VALUE		238,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,757
TOTAL JUST VALUE		364,157
NCON VALUE		4,728
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011005	CO ISSUED	0	07/29/2021
B2109312	GLASS SHOWER ENCL	7,500	07/16/2021
B2011005	NEW CONSTR	293,896	11/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1796	7/28/2023	WD	U	I	11	100
GRANTOR: WHEELER RICHARD M JR						
GRANTEE: WHEELER RICHARD & S						
2484/0962	7/30/2021	WD	Q	I	01	419,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHEELER RICHARD M J						

BUILDING NOTES

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	676.00	SF	6.50	6.50	100	2021	2021	3	99	4,350	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2025	2022		98	4,140	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2022		98	588	

BUILDING DIMENSIONS

BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16$ E16$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N41$.

LAND DESCRIPTION

TOTAL OB/XF 9,078

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 11/19/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS