

LOT 133
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GOSHORN RANDY LEE & LISA
95314 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0133-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		6 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,315	100	2020	2,315	256,622
FGR	590	55	2020	324	35,916
FOP	122	30	2020	37	4,102
FSP	290	40	2020	116	12,859
FUS	470	100	2020	470	52,101
STR	24	10	2020	2	222
TOTALS	3,811			3,264	361,821

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,264	112.5390	112.54	367,331	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2785 HX Base Yr 2021											
BLD DATE	03/03/2023	NW	LGL DATE	04/23/2025	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				361,821		
TOTAL MARKET OB/XF VALUE				69,769		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				516,590		
SOH/AGL Deduction				135,229		
ASSESSED VALUE				381,361		
TOTAL EXEMPTION VALUE				HX	HB	50,722
BASE TAXABLE VALUE				330,639		
TOTAL JUST VALUE				516,590		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				491,836		

EXTRA FEATURES						95314 CORNFLOWER DR, FERNANDINA BEACH						INC DATE		AG DATE			
L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980		
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	98	172		
3	0812	CONCRETE C	0 100	0	0	1,596.00	SF	4.00	4.00	100	2020	2020	3	98	6,256		
4	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	32.00	100	2020	2020	3	95	5,472		
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570		
6	0861	POOL GUNIT	0 100	0	0	514.00	SF	85.00	85.00	100	2020	2020	3	90	39,321		
7	0857	SANDSTONE/	0 100	0	0	1,010.00	SF	16.00	16.00	100	2020	2020	3	99	15,998		
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