

LOT 134
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KOST CHRISTIAN J & JOYCE M
95322 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0134-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	2,500	100	2021	2,500	268,711
FGR	622	55	2021	342	36,760
FOP	65	30	2021	20	2,149
FOP	208	30	2021	62	6,664
TOTALS	3,395			2,924	314,284

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,070.00	SF	5.20	5.20	100	2021

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,924	108.5700	108.57	317,459	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2500 HX Base Yr 2024											
BLD DATE	03/03/2023					NW	LGL DATE	04/23/2025			
XF DATE							LAND DATE				
INC DATE							AG DATE				

95322 CORNFLOWER DR, FERNANDINA BEACH										XF DATE INC DATE		LAND DATE AG DATE		04/23/2025		MLU	
UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES			
1,070.00		SF	5.20		5.20		100	2021	2021	3	99	5,508					