

LOT 137
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SMITH KAYLA M
95346 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0137-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	240,665
FGR	380	55	2021	209	22,709
FOP	50	30	2021	15	1,630
FOP	128	30	2021	38	4,129
FUS	470	100	2021	470	51,067
PTO	128	5	2021	6	652
STR	24	10	2021	2	218
TOTALS	3,395			2,955	321,068

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20
2	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,955	109.7544	109.75	324,311	2021	2021	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 2685 HX Base Yr 2022									
95346 CORNFLOWER DR, FERNANDINA BEACH									
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU									
XF DATE INC DATE									
AG DATE									

TOTAL OB/XF									
3,671									

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3,671									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		321,068	
TOTAL MARKET OB/XF VALUE		3,671	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		409,739	
SOH/AGL Deduction		48,547	
ASSESSED VALUE		361,192	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		310,470	
TOTAL JUST VALUE		409,739	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107704	CO ISSUED	0	12/28/2021
B2107704	NEW CONSTR	377,851	06/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2662/456	8/20/2023	QC U	I	11	
GRANTOR: SMITH JUSTIN HAMES					
GRANTEE: SMITH KAYLA MARIE					
2527/0167	12/30/2021	WD Q	I	01	430,000
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SMITH JUSTIN JAMES					

BUILDING NOTES									
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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\$ PTR=E10 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W10\$.									