

MACBETH GREGORY S & PAIGE C
95333 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0079-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										4																								
ELEMENT		CD	31		HARDIE BRD 100		0100		01	2,964		115.2816		121.05		358,792		2022		2022		0		0		1.00		99.00																
Exterior Wall		03	GABLE/HIP 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Roof Cover		05	COMP SHNGL 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Interior Wall		03	DRYWALL 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Interior Floo		11	CLAY TILE 60		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Interior Floo		14	CARPET 40		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Air Condition		03	CENTRAL 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Heating Type		04	AIR DUCTED 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Bedrooms			4 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Bathrooms			3 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Frame		02	WOOD FRAME 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Stories		2.	2. 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Units		00	0 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Occupancy		00	NONE 100		1 SINGLE FAM		100% - 2023		Heated Area: 2684		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		355,204		0		85,000		440,204		18,939		421,265		421,265		0		440,204		0		PREVIOUS YEAR MKT VALUE		428,589	
Quality		04	Quality Level 04																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																																									
NEIGHBORHOOD/LOC		4067.200																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,214	100	2022	2,214	265,325																																							
FGR	399	55	2022	219	26,245																																							
FOP	50	30	2022	15	1,798																																							
FOP	128	30	2022	38	4,554																																							
FUS	470	100	2022	470	56,325																																							
PTO	128	5	2022	6	719																																							
STR	24	10	2022	2	240																																							
TOTALS	3,413			2,964	355,204																																							
EXTRA FEATURES					95333 CORNFLOWER DR, FERNANDINA BEACH															BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU																								
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																												
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