LOT 85
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GRECO MIEKE ANNA & JOHN V
95269 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0085-0000

BUILDING CHARACTERISTICS

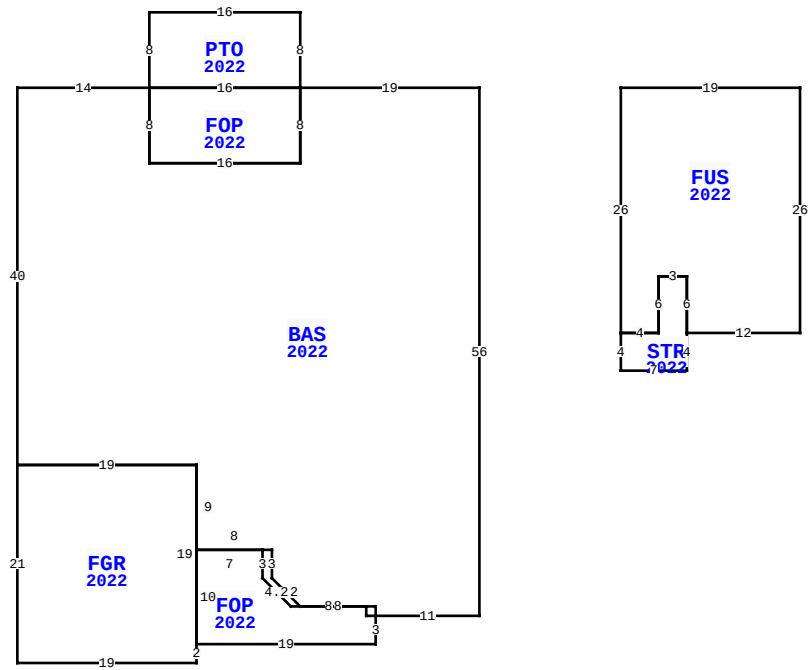
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,241	100	2022	2,241	245,731
FGR	399	55	2022	219	24,013
FOP	122	30	2022	37	4,057
FOP	128	30	2022	38	4,167
FUS	476	100	2022	476	52,195
PTO	128	5	2022	6	658
STR	46	10	2022	5	548
TOTALS	3,540			3,022	331,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,022	105.4872	110.76	334,717	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2717 HX Base Yr 2023



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

95269 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,370
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,370
SOH/AGL Deduction		17,595
ASSESSED VALUE		398,775
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		347,364
TOTAL JUST VALUE		416,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015147	NEW CONSTR	431,691	11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1386	1/04/2023	WD	U	I	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						
2605/0007	11/07/2022	WD	U	V	30	100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16$ E16$ S8 W16 N8 W14 S40 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E8 S3 D3 R3 E8 S1 E11 N56$ PTR=E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] S4 W7 N4 E4 N6 E3 S6$ N6 W3 S6 W4 N26$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS