LOT 88
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

FERGUSON JAMES G III & SALLY
95245 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0088-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

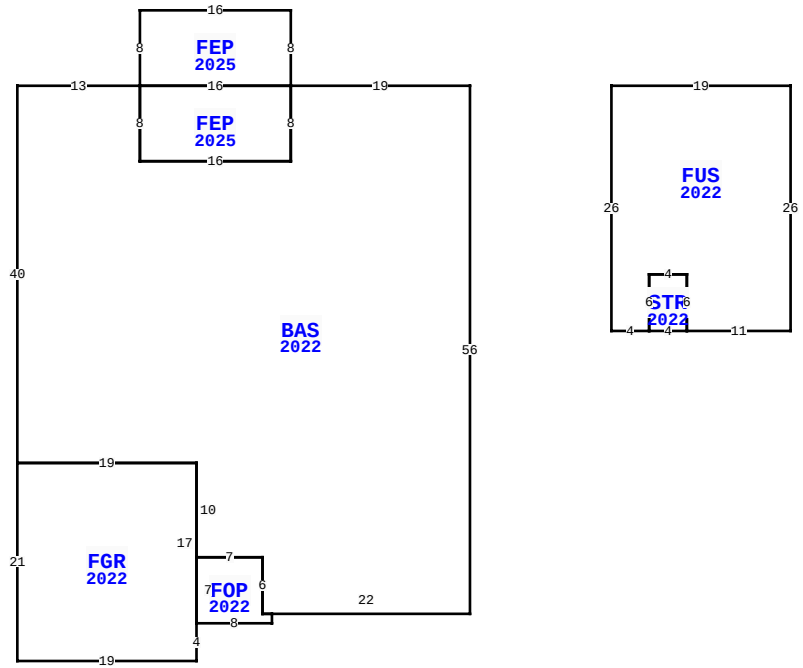
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2022	2,214	259,670
FEP	128	80	2025	102	11,963
FEP	128	80	2025	102	11,963
FGR	399	55	2022	219	25,686
FOP	50	30	2022	15	1,759
FUS	470	100	2022	470	55,124
STR	24	10	2022	2	235
TOTALS	3,413			3,124	366,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,124	112.8288	118.47	370,100	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2024 Heated Area: 2684 HX Base Yr



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

95245 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,399
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	451,399
SOH/AGL Deduction	0
ASSESSED VALUE	451,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,399
TOTAL JUST VALUE	451,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015696	SUNROOM NOT COND	7,190	12/08/2023
22004905	NEW CONSTR	430,186	03/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1246	1/30/2023	WD	Q	I	02	499,900
GRANTOR: DATTA NAVNEET & ANJU						
GRANTEE: FERGUSON JAMES G II						
2602/0537	10/14/2022	WD	Q	I	01	471,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DATTA NAVEET & ANJU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W19 S8 W16 N8 W13 S40 E19 S10 E7 S6 E22 N56 $
FUS=[YR=2022;ORIG=15,0] E19 S26 W11 N6 W4 S6 W4 N26 $
FGR=[YR=2022;ORIG=-48,40] S21 E19 N4 N17 W19 $
FEP=[YR=2025;ORIG=-19,0] N8 W16 S8 E16 $
FEP=[YR=2025;ORIG=-35,0] S8 E16 N8 W16 $
FOP=[YR=2022;ORIG=-29,57] E8 N1 W1 N6 W7 S7 $
STR=[YR=2022;ORIG=23,26] W4 N6 E4 S6 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		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 08/14/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS