LOT 97
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GAROFALO LOUIS R & LAURIE H LIVING TRUST/GAROFALO
95167 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0097-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

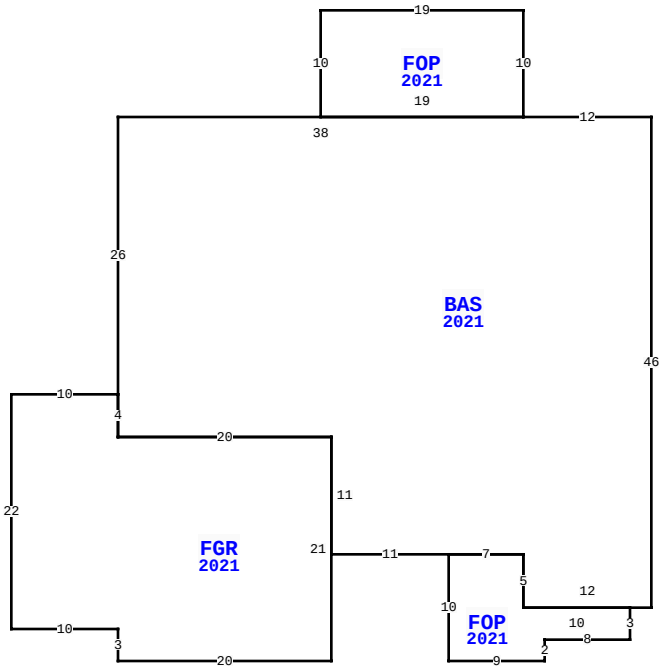
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2021	1,890	222,057
FGR	640	55	2021	352	41,357
FOP	104	30	2021	31	3,643
FOP	190	30	2021	57	6,697
TOTALS	2,824			2,330	273,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	113.6016	119.28	277,922	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1890 HX Base Yr 2022



95167 CORNFLOWER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,753
TOTAL MARKET OB/XF VALUE		66,862
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		425,615
SOH/AGL Deduction		75,251
ASSESSED VALUE		350,364
TOTAL EXEMPTION VALUE	HX HB VX VP	320,969
BASE TAXABLE VALUE		29,395
TOTAL JUST VALUE		425,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015811	ADDITION	6,960	11/15/2021
B2111902	SWIM POOL	6,000	09/07/2021
C2010933	CO ISSUED	0	03/31/2021
B2010933	NEW CONSTR	269,120	11/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/294	8/20/2023	SW	U	I	11	100
GRANTOR: GAROFALO LOUIS R & LA						
GRANTEE: GAROFALO LOUIS R &						
2662/630	8/20/2023	SW	U	I	11	100
GRANTOR: GAROFALO LOUIS R & LA						
GRANTEE: GAROFALO LOUIS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] N10 W19 S10 E19$ W38 S26
FGR=[YR=2021] W10 S22 E10 S3 E20 N21 W20 N4$ S4 E20 S11 E11
FOP=[YR=2021] S10 E9 N2 E8 N3 W10 N5 W7$ E7 S5 E12 N46 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0911	SCRN RM A	0	100	0	0	827.00	SF	18.00	18.00	100	2022	2022	3	90	13,397	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 66,862

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