

LOT 98
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GOODALL GIGI & GRANT
95151 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0098-0000



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	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	1,909	100	2021	1,909	237,039
FGR	420	55	2021	231	28,683
FOP	48	30	2021	14	1,739
FOP	224	30	2021	67	8,319
FUS	376	100	2021	376	46,688
STR	56	10	2021	6	745
TOTALS	3,033			2,603	323,212

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,603	120.0528	126.06	328,134	2021	2021	0	0	0	1.50	98.50	
1 SINGLE FAM 100% - 2026 Heated Area: 2285 HX Base Yr 2026													
95151 CORNFLOWER DR, FERNANDINA BEACH													
						BLD DATE	03/03/2023	NW	LGL DATE				
						XF DATE			LAND DATE				
						INC DATE			AG DATE				
										04/23/2025	MLU		

EXTRA FEATURES							95151 CORNFLOWER DR, FERNANDINA BEACH				INC DATE		AG DATE				
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
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
7	0911	SCRN RM A	0	100	0	0	780.00	SF	18.00	18.00	100	2022	2022	3	90	12,636	