LOT 100
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

TICE TYLER & DARYL
95135 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0100-0000

BUILDING CHARACTERISTICS

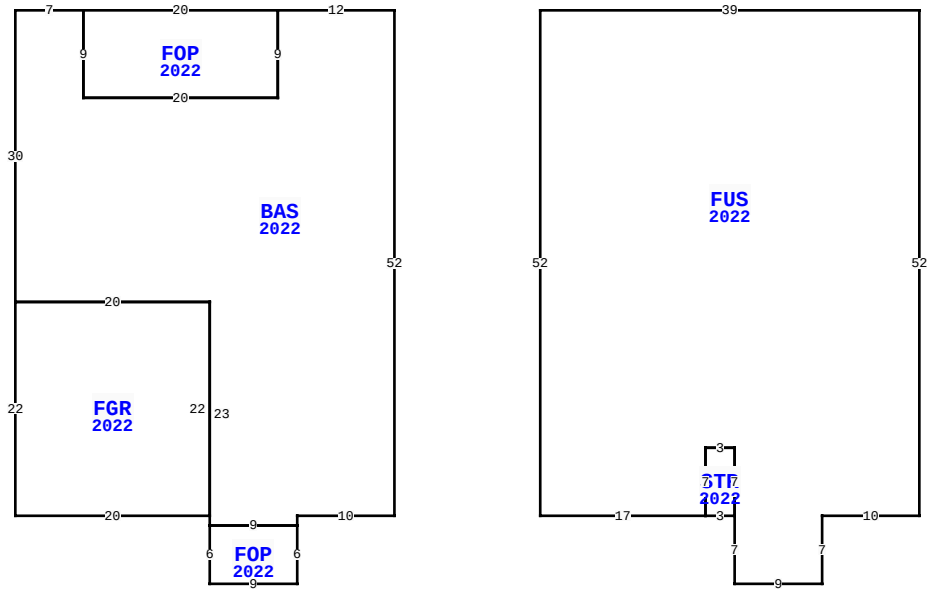
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,417	100	2022	1,417	159,375
FGR	440	55	2022	242	27,219
FOP	54	30	2022	16	1,800
FOP	180	30	2022	54	6,074
FUS	2,070	100	2022	2,070	232,821
STR	21	10	2022	2	225
TOTALS	4,182			3,801	427,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,801	108.2025	113.61	431,832	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 3487 HX Base Yr 2024



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

95135 CORNFLOWER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,514
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		512,514
SOH/AGL Deduction		15,979
ASSESSED VALUE		496,535
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		445,124
TOTAL JUST VALUE		512,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113478	NEW CONSTR	551,771	10/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/744	4/12/2023	WD	Q	I	01	600,000
GRANTOR: BEROZA MARK RICHARD &						
GRANTEE: TICE TYLER & DARYL						
2561/0971	5/04/2022	WD	Q	I	01	546,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BEROZA MARK R & TEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W20 S9 E20 N9$ S9 W20 N9 W7 S30 FGR=[YR=2022] S22 E20 N22 W20$ E20 S23 FOP=[YR=2022] S6 E9 N6 W9$ E9 N1 E10 N52$ PTR=E15 FUS=[YR=2022] E39 S52 W10 S7 W9 N7 STR=[YR=2022] N7 W3 S7 E3$ N7 W3 S7 W17 N52$ 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	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