LOT 102
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MILLER JODY ELIZABETH L/E/
95119 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0102-0000

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 60
Interior Floo	14	CARPET 40
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

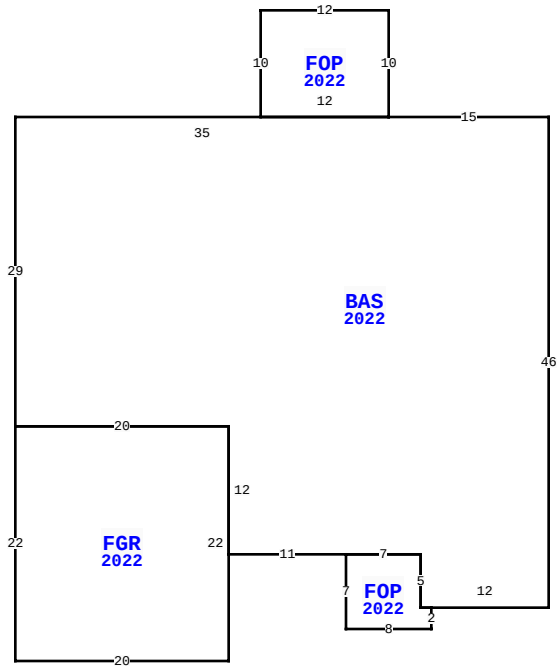
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2022	1,870	233,634
FGR	440	55	2022	242	30,235
FOP	51	30	2022	15	1,874
FOP	120	30	2022	36	4,498
TOTALS	2,481			2,163	270,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	120.1872	126.20	272,971	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1870 HX Base Yr 2023



95119 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,241
TOTAL MARKET OB/XF VALUE		73,905
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		429,146
SOH/AGL Deduction		138,826
ASSESSED VALUE		290,320
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,909
TOTAL JUST VALUE		429,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001053	POOL ENCLOSURE	18,135	01/26/2024
B230005660	POOL	98,000	05/01/2023
22004906	NEW CONSTR	308,366	03/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0158	11/11/2022	WD	U	I	11	100
GRANTOR: MILLER JODY ELIZABETH						
GRANTEE: GLASSMAN DANIEL J						
2598/1638	10/25/2022	WD	Q	I	01	405,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLER JODY ELIZABE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] N10W12S10 E12$ W35 S29 FGR=[YR=2022] S22 E20 N22 W20$ E20 S12 E11 FOP=[YR=2022] S7 E8 N2 W1 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
3	0912	SCRN RM G	0	100	0	0	1,224.00	SF	21.00	21.00	100	2024	2023		93	23,905	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 73,905

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 04/29/2024 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS