

LOT 107
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PERRIN TIMOTHY D & CARROL L
95106 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0107-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,245	100	2021	2,245	249,791
FGR	380	55	2021	209	23,255
FOP	50	30	2021	15	1,669
FOP	128	30	2021	38	4,228
FUS	470	100	2021	470	52,295
PTO	128	5	2021	6	668
STR	24	10	2021	2	223
TOTALS	3,425			2,985	332,128

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0504	FP-ELECTRI

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,985	107.5830	112.96	337,186	2021	2021	0	0	1.50	98.50
1 SINGLE FAM 100% - 2022 Heated Area: 2715 HX Base Yr 2022											
95106 CORNFLOWER DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU											
XF DATE											
INC DATE											

L	OB/XF	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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

TOTAL OB/XF 1,980																
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		332,128			
TOTAL MARKET OB/XF VALUE		1,980			
TOTAL LAND VALUE - MARKET		85,000			
TOTAL MARKET VALUE		419,108			
SOH/AGL Deduction		47,546			
ASSESSED VALUE		371,562			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		320,151			
TOTAL JUST VALUE		419,108			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		408,849			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105193	CO ISSUED	0	10/27/2021
B2105193	NEW CONSTR	378,591	04/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2510/1756	10/29/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: PERRIN TIMOTHY DANI					
2450/1162	4/07/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E20 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W20\$.																