

LOT 117
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MANNING ARIAN MAE & RICHARD W JR/MANNING RICHARD W
95186 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0117-0000



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	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	2,215	100	2021	2,215	250,969
FGR	380	55	2021	209	23,680
FOP	50	30	2021	15	1,699
FOP	128	30	2021	38	4,305
FUS	470	100	2021	470	53,253
PTO	160	5	2021	8	906
STR	24	10	2021	2	227
TOTALS	3,427			2,957	335,042

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0911	SCRN RM A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,957	109.5570	115.03	340,144	2021	2021	0	0	0	1.50
1 SINGLE FAM 100% - 2022 Heated Area: 2685 HX Base Yr 2022											
95186 CORNFLOWER DR, FERNANDINA BEACH											

95186 CORNFLOWER DR, FERNANDINA BEACH										XF DATE						LAND DATE		04/23/2025		MLU	
										INC DATE						AG DATE					
UNITS	UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES								
160.00	SF	18.00		18.00		100	2022	2022	3	90	2,592										
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LAND DESCRIPTION										TOTAL OB/XF										2,592	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
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					335,042
TOTAL MARKET OB/XF VALUE					2,592
TOTAL LAND VALUE - MARKET					85,000
TOTAL MARKET VALUE					422,634
SOH/AGL Deduction					42,208
ASSESSED VALUE					380,426
TOTAL EXEMPTION VALUE		HX HB			51,411
BASE TAXABLE VALUE					329,015
TOTAL JUST VALUE					422,634
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					418,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017998	ADDITION	5,449	12/30/2021
B2107009	NEW CONSTR	374,287	05/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1323	11/16/2021	WD	Q	I	01	445,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MANNING ARIAN MAE T						
2463/1157	5/20/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 PTO=[YR=2021] N10 W16 S10 FOP=[YR=2021] S8 E16 N8 W16\$ E16 \$ S8 W16 N8 W19 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\$.									