LOT 120
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GUGLIOTTA KEVIN ANTHONY
95210 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0120-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

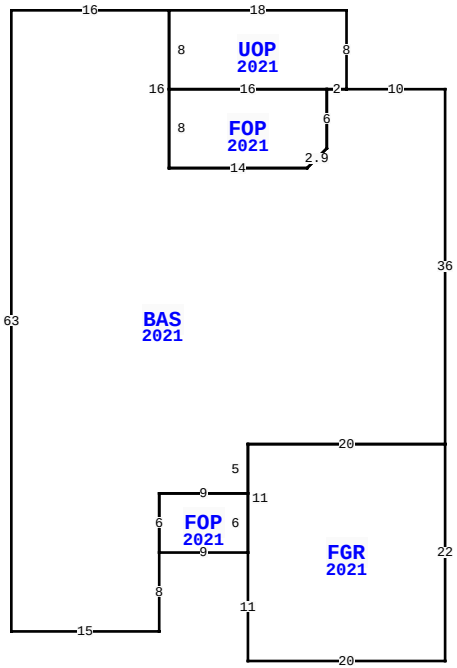
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2021	1,916	236,134
FGR	440	55	2021	242	29,825
FOP	54	30	2021	16	1,972
FOP	126	30	2021	38	4,684
UOP	144	20	2021	29	3,574
TOTALS	2,680			2,241	276,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,241	119.1582	125.12	280,394	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1916 HX Base Yr 2022



95210 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		276,188
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		361,188
SOH/AGL Deduction		37,959
ASSESSED VALUE		323,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,818
TOTAL JUST VALUE		361,188
NCON VALUE		2,834
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012594	18'X8' COMPOSITE	4,669	11/07/2024
C2011231	CO ISSUED	0	05/10/2021
B2011231	NEW CONSTR	259,291	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1833	5/09/2022	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: GUGLIOTTA KEVIN						
2462/0467	5/14/2021	WD	Q	I	01	347,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GUGLIOTTA KEVIN ANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W10 W2 S6 D2L2 W14 N16 W16 S63 E15 N8 N6 E9 N5 E20 N36 $
FGR=[YR=2021;ORIG=-20,47] S11 E20 N22 W20 S11 $
UOP=[YR=2021;ORIG=-10,0] N8 W18 S8 E16 E2 $
FOP=[YR=2021;ORIG=-28,0] S8 E14 U2R2 N6 W16 $
FOP=[YR=2021;ORIG=-29,47] E9 N6 W9 S6 $
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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	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	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