LOT 134
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KOST CHRISTIAN J & JOYCE M
95322 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0134-0000

BUILDING CHARACTERISTICS

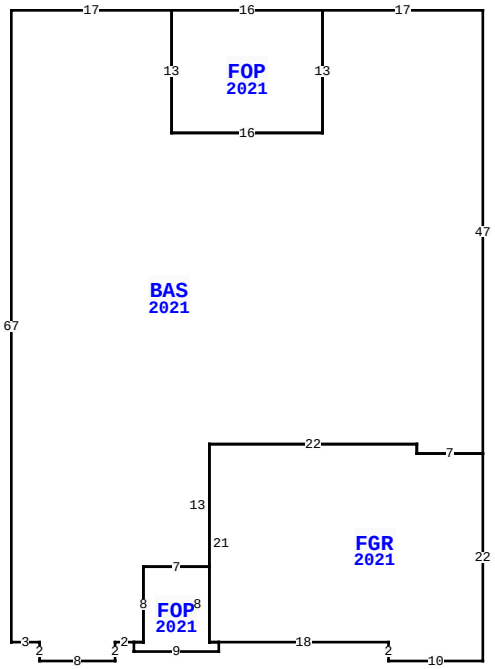
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,500	100	2021	2,500	280,725
FGR	622	55	2021	342	38,403
FOP	65	30	2021	20	2,246
FOP	208	30	2021	62	6,962
TOTALS	3,395			2,924	328,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,924	108.5700	114.00	333,336	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 2500 HX Base Yr 2024



95322 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,336
TOTAL MARKET OB/XF VALUE		75,120
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		488,456
SOH/AGL Deduction		11,144
ASSESSED VALUE		477,312
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		425,901
TOTAL JUST VALUE		488,456
NCON VALUE		75,120
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003730	IN GROUND SWIMMIN	103,990	04/10/2025
C2011216	CO ISSUED	0	07/29/2021
B2109323	GLASS SHOWER ENCL	7,500	07/16/2021
B2011216	NEW CONSTR	343,729	11/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1384	12/04/2023	WD	Q	I	01	475,000
GRANTOR: MCCANN-BENNETT M CARM						
GRANTEE: KOST CHRISTIAN J &						
2484/0871	7/28/2021	WD	Q	I	01	348,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCANN-BENNETT M CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E3 S2 E8 N2 E2 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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
2	0912	SCRN RM G	0	100	45	16	720.00	SF	21.00	21.00	100	2026	2025		100	15,120	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 75,120

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	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