LOT 135
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SCIORTINO SALVATORE M & LAUREN
95330 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0135-0000

NASSAU COUNTY PROPERTY

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

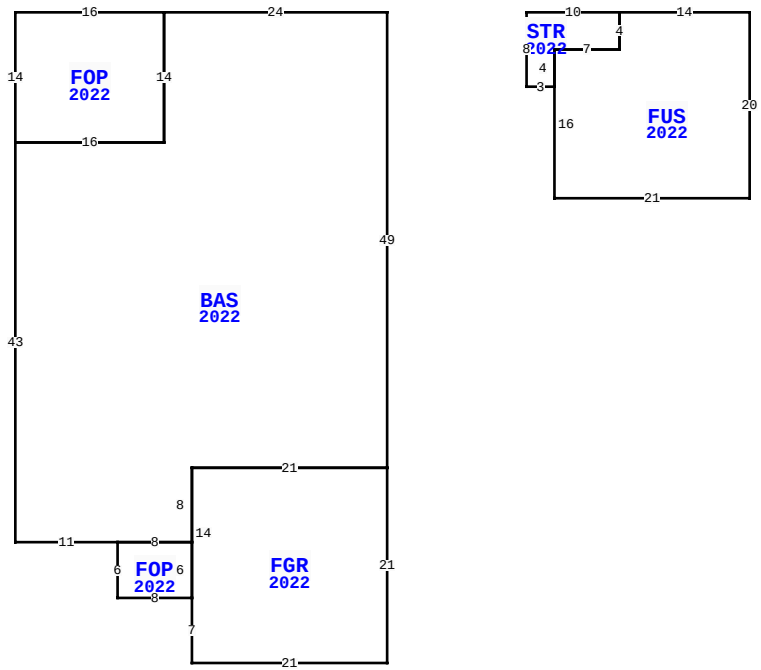
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2022	1,888	233,042
FGR	441	55	2022	243	29,994
FOP	48	30	2022	14	1,729
FOP	224	30	2022	67	8,270
FUS	392	100	2022	392	48,386
STR	52	10	2022	5	617
TOTALS	3,045			2,609	322,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,609	118.7424	124.68	325,290	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2280 HX Base Yr 2023



95330 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,037
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		407,037
SOH/AGL Deduction		20,578
ASSESSED VALUE		386,459
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		335,048
TOTAL JUST VALUE		407,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018283	CO ISSUED	0	12/13/2022
22007183	NEW CONSTR	373,568	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1561	12/30/2022	WD	Q	I	01	440,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCIORTINO SALVATORE						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FOP=[YR=2022] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2022] S6 E8 FGR=[YR=2022] S7 E21 N21 W21 S14$ N6W8$ E8N8E21N49$ PTR=E15 STR=[YR=2022] E10 FUS=[YR=2022] E14 S20 W21 N16 E7 N4$ S4 W7 S4 W3 N8$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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