LOT 138
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

LOEFFLER MATTHEW JUDE/THORNE CATHERINE BROOKS
95354 CORNFLOWER DIRVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0138-0000

BUILDING CHARACTERISTICS

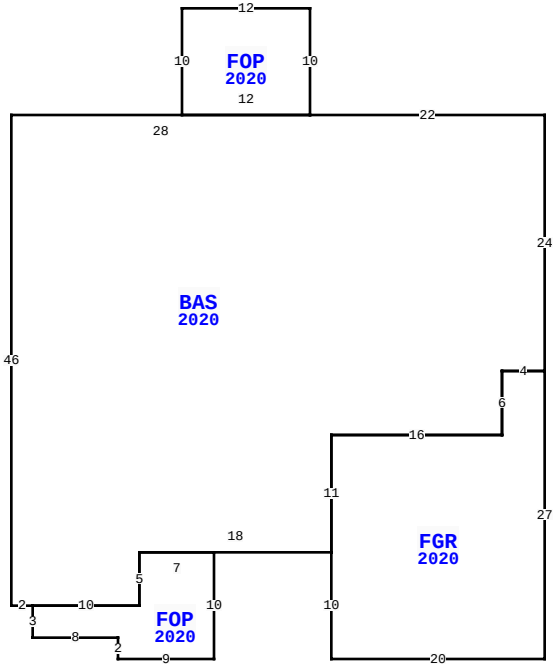
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,866	100	2020	1,866	228,201
FGR	444	55	2020	244	29,840
FOP	104	30	2020	31	3,791
FOP	120	30	2020	36	4,402
TOTALS	2,534			2,177	266,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	118.8495	124.79	271,668	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1866 HX Base Yr 2024



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025 MLU
INC DATE			AG DATE	

95354 CORNFLOWER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,235
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		351,235
SOH/AGL Deduction		10,051
ASSESSED VALUE		341,184
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,773
TOTAL JUST VALUE		351,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006197	CO ISSUED	0	12/17/2020
B2006197	NEW CONSTR	255,295	07/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0469	3/29/2021	WD	Q	I	01	300,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOEFFLER MATTHEW J						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FOP=[YR=2020] N10 W12 S10 E12$ W28 S46 E2
FOP=[YR=2020] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18
FGR=[YR=2020] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$
.

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