LOT 139
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

STRUGATCH MARK/GILMOUR KATIE
95362 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

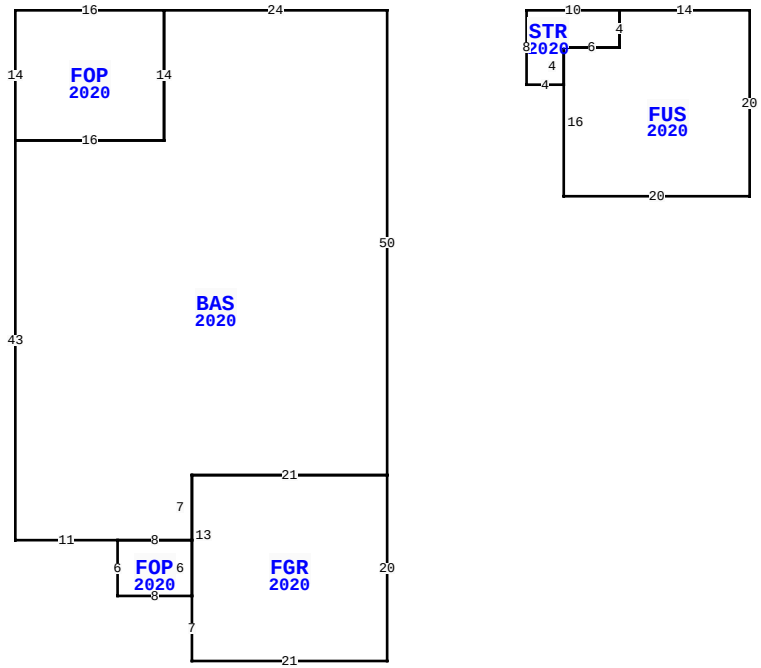
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2020	1,909	234,638
FGR	420	55	2020	231	28,393
FOP	48	30	2020	14	1,721
FOP	224	30	2020	67	8,235
FUS	376	100	2020	376	46,215
STR	56	10	2020	6	738
TOTALS	3,033			2,603	319,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	119.4480	125.42	326,468	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2026 Heated Area: 2285 HX Base Yr



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

95362 CORNFLOWER DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,939
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	404,939
SOH/AGL Deduction	0
ASSESSED VALUE	404,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,939
TOTAL JUST VALUE	404,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003030	CO ISSUED	0	10/28/2020
B2003030	NEW CONSTR	307,767	04/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2875/1355	6/12/2026	WD	Q	I	01	440,000
GRANTOR: JACKSON CHRISTOPHER M						
GRANTEE: STRUGATCH MARK						
2438/1717	2/25/2021	WD	Q	I	02	321,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JACKSON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E15 STR=[YR=2020] E10 FUS=[YR=2020] E14 S20 W20 N16 E6 N4 $ S4 W6 S4 W4 N8$ W15$.

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	0		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