

LOT 99
IN OR 2011/1086
AMELIA CONCOURSE SUB #1

FREUND DONNA P & ALAN J
95018 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0099-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	31	HARDIE BRD 70	0100	01	2,429	116.1741	104.85	254,681	2015	2015	0	0	0	3.15	96.85	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2016													Heated Area: 2027														
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	11	CLAY TILE 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		2.5 100																												
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			4067.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,027	100	2,027	205,836																										
FGR	472	55	260	26,402																										
FOP	185	30	56	5,687																										
FSP	216	40	86	8,733																										
TOTALS			2,900		2,429	246,659																								
EXTRA FEATURES			95018 BELLFLOWER WAY, FERNANDINA BEACH																											
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													
1	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	2015	2015	3	96	4,353														
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2015	2015	3	96	187														
3	0476	VF 6 SBPL	0	100	0	0	262.00	LF	32.00	32.00	100	2015	2015	3	90	7,546														
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	90	810														
5	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2019	2019	3	93	23,715														
6	0855	CONC PAVER	0	100	0	0	545.00	SF	10.00	10.00	100	2019	2019	3	99	5,396														
7	0911	SCRN RM A	0	100	0	0	845.00	SF	17.50	17.50	100	2019	2019	3	90	13,309														
TOTAL OB/XF 55,316																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
1	000136	C	SFR INT	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE 04/17/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

246,659

55,316

75,000

376,975

118,116

258,859

HX HB DX

55,000

203,859

376,975

0

324,138

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1909474

SCRN ENCLSR

21,032

01/01/2019

B1807961

SWIM POOL

42,900

10/01/2018

B1530264

C0 ISSUED

0

08/14/2015

B1530264

NEW CONSTR

258,956

04/01/2015

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2011/1086

10/27/2015

SW

Q

I

02

222,600

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: FREUND DONNA P & AL

1956/1691

1/06/2015

SW

U

V

30

667,400

GRANTOR: JS AMELIA CONCOURSE P

GRANTEE: D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2015] W24 S9 E24 N9\$ S9 W24 S60

FOP=[YR=2015] S6 E20 N5 FGR=[YR=2015] E20 N22 W7 N3 W6 S4 W8

S21 E1\$ W1 N12 W6 S11 W13\$ E13 N11 E6 N9 E8 N4 E6 S3 E7 N48\$.