LOT 104
AMELIA CONCOURSE SUB #1
PB 7/183

LEIGHTON MATTHEW RAYMOND & AMANDA BROOKE
95088 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0104-0000

BUILDING CHARACTERISTICS

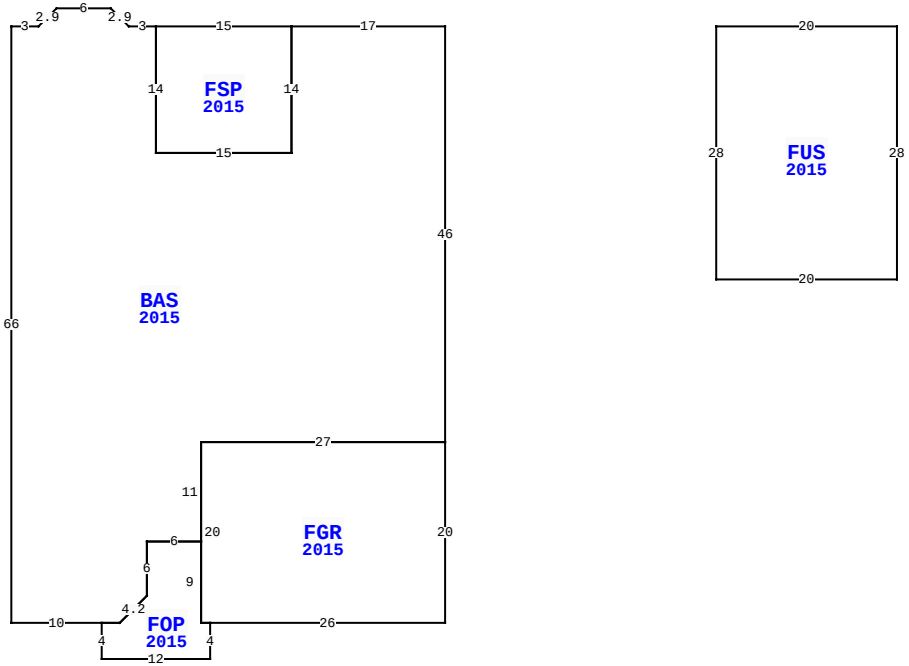
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100	2,376	231,105
FGR	540	55	297	28,888
FOP	107	30	32	3,113
FSP	210	40	84	8,170
FUS	560	100	560	54,469
TOTALS	3,793		3,349	325,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,349	111.2832	100.43	336,340	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2936 HX Base Yr 2016



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95088 BELLFLOWER WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,745
TOTAL MARKET OB/XF VALUE		7,196
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,941
SOH/AGL Deduction		130,330
ASSESSED VALUE		277,611
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		227,611
TOTAL JUST VALUE		407,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529863	CO ISSUED	0	05/26/2015
B1529863	NEW CONSTR	356,560	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1792	5/31/2023	WD	Q	I	01	535,000
GRANTOR: SURREY-MARSDEN CLAIRE						
GRANTEE: LEIGHTON MATTHEW RA						
1985/1505	6/11/2015	SW	Q	I	02	282,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SURREY-MARSDEN CLAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2015] W15 S14 E15 N14 $ S14 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E10 FOP=[YR=2015] S4 E12 N4 FGR=[YR=2015] E26 N20 W27 S20 E1 $ W1 N9 W6 S6 L3 D3 W2 $ E2 U3 R3 N6 E6 N11 E27 N46 $ PTR= E30 FUS=[YR=2015] E20 S28 W20 N28 $ W30 $.

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
1	0811	CONCRETE B	0	100	0	0	1,130.00	SF	5.20	5.20	100	2015	2015	3	96	5,641	
2	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2015	2015	3	90	1,555	

LAND DESCRIPTION

TOTAL OB/XF 7,196

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	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 02/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS