LOT 105
IN OR 1992/1288
AMELIA CONCOURSE SUB #1

CLAYTON TIMOTHY O & ANDREA M
95102 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0105-0000

BUILDING CHARACTERISTICS

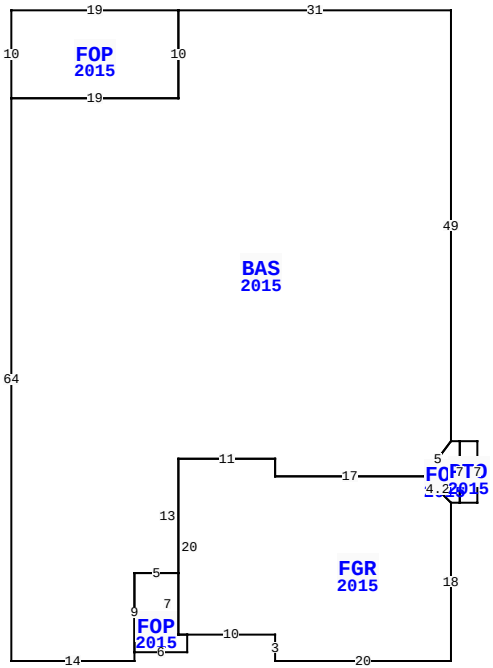
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,781	100	2,781	279,655
FGR	636	55	350	35,196
FOP	18	30	5	503
FOP	47	30	14	1,408
FOP	190	30	57	5,732
PTO	14	5	1	101
TOTALS	3,686		3,208	322,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,208	115.0506	103.83	333,087	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2781 HX Base Yr 2016



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

95102 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		322,595
TOTAL MARKET OB/XF VALUE		11,824
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		409,419
SOH/AGL Deduction		130,910
ASSESSED VALUE		278,509
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		228,509
TOTAL JUST VALUE		409,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529828	NEW CONSTR	343,083	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1288	7/17/2015	SW	Q	I	02	280,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CLAYTON TIMOTHY O &						
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] W31 FOP=[YR=2015] W19 S10 E19 N10 $ S10 W19 S64 E14 N1 FOP=[YR=2015] E6 N2 FGR=[YR=2015] E10 S3 E20 N18 U3 L3 W17 N2 W11 S20 E1$ W1 N7 W5 S9$ N9 E5 N13 E11 S2 E17 FOP=[YR=2015] D3 R3 E1 PTO=[YR=2015] E2 N7 W2 S7$ N7 W1 L3 D4 $ U4 R3 N49$.

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	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2015	2015	3	90	6,048	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2015	2015	3	96	150	
4	0811	CONCRETE B	0	100	0	0	1,073.00	SF	5.20	5.20	100	2015	2015	3	96	5,356	

LAND DESCRIPTION

TOTAL OB/XF 11,824

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