LOT 107
IN OR 1969/1406
AMELIA CONCOURSE SUB #1

PORTER JEFFERSON P/PORTER BRADLEY T & LAURA L
95115 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0150-0107-0000

BUILDING CHARACTERISTICS

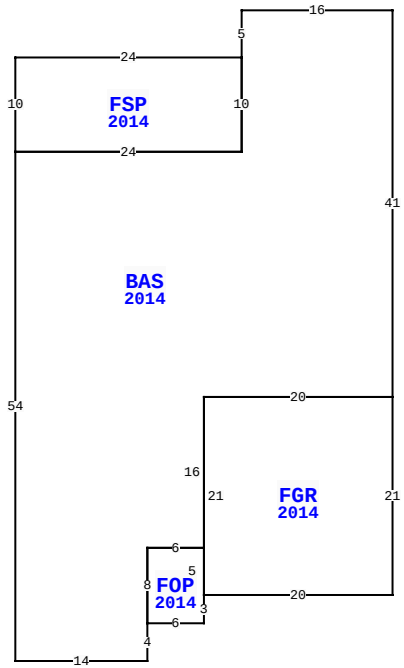
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	183,515
FGR	420	55	231	23,978
FOP	48	30	14	1,453
FSP	240	40	96	9,965
TOTALS	2,476		2,109	218,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	119.3640	107.73	227,203	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1768 HX Base Yr 2018



95115 BELLFLOWER WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,910
TOTAL MARKET OB/XF VALUE		4,668
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		298,578
SOH/AGL Deduction		90,349
ASSESSED VALUE		208,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,229
TOTAL JUST VALUE		298,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428254	CO ISSUED	0	05/08/2014
B1428254	NEW CONSTR	223,562	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/1406	2/16/2015	WD	U	I	30	176,500
GRANTOR: PORTER JEFFERSON P &						
GRANTEE: PORTER JEFFERSON P						
1920/1857	5/27/2014	SW	Q	I	01	194,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PORTER JEFFERSON P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 S5 FSP=[YR=2014] W24 S10 E24 N10 $ S10 W24 S54 E14 N4 FOP=[YR=2014] E6 N3 FGR=[YR=2014] E20 N21 W20 S21 $ N5 W6 S8 $ N8 E6 N16 E20 N41 $.

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	0810	CONCRETE A	0	100	0	0	756.00	SF	6.50	6.50	100	2014	2014	3	95	4,668	

LAND DESCRIPTION

TOTAL OB/XF 4,668

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