

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

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

2024

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



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 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
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NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2,027	215,554
FGR	472	55	260	27,649
FOP	185	30	56	5,955
FSP	216	40	86	9,146

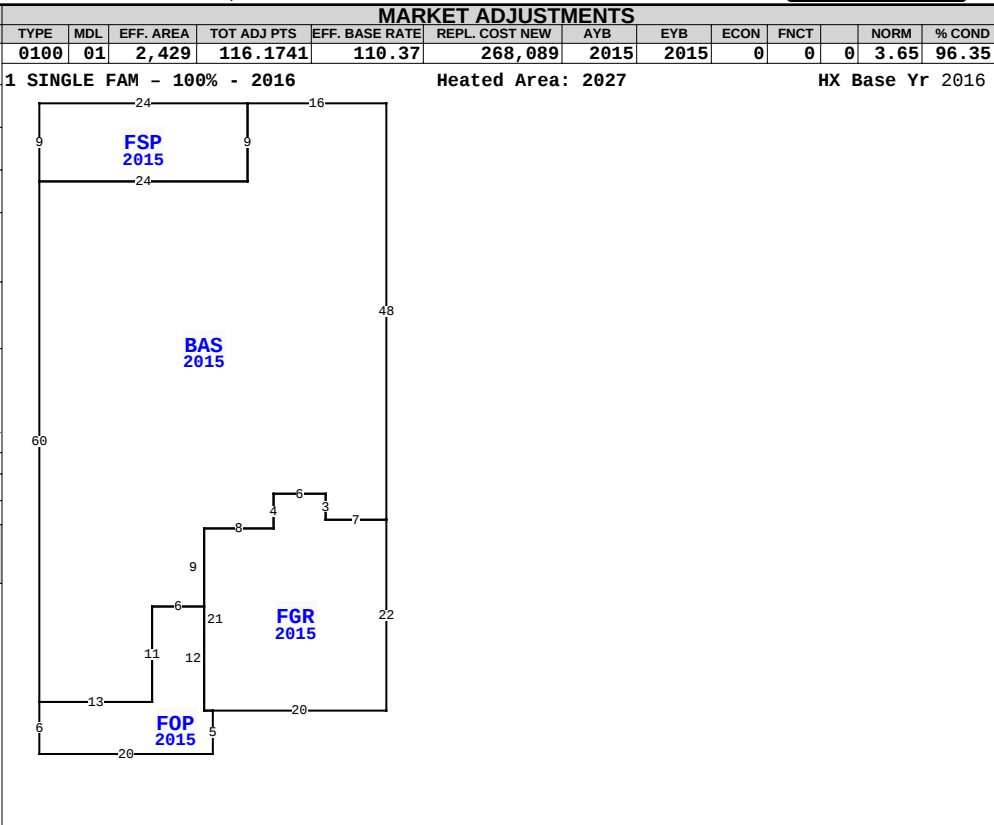
TOTALS	2,900		2,429	258,304
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EXTRA FEATURES

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
1	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	2015	2015	3	95	4,308	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2015	2015	3	95	185	
3	0476	VF 6 SBPL	0	100	0	0	262.00	LF	32.00	32.00	100	2015	2015	3	89	7,462	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	89	801	
5	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2019	2019	3	90	22,950	
6	0855	CONC PAVER	0	100	0	0	545.00	SF	10.00	10.00	100	2019	2019	3	98	5,341	
7	0911	SCRN RM A	0	100	0	0	845.00	SF	17.50	17.50	100	2019	2019	3	86	12,717	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000136	C	SFR INT	100	



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

95018 BELLFLOWER WAY, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	116.1741	110.37	268,089	2015	2015	0	0	0	3.65	96.35

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,304	
TOTAL MARKET OB/XF VALUE		53,764	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		387,068	
SOH/AGL Deduction		120,443	
ASSESSED VALUE		266,625	
TOTAL EXEMPTION VALUE		HX HB DX 55,000	
BASE TAXABLE VALUE		211,625	
TOTAL JUST VALUE		387,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909474	SCRN ENCLSR	21,032	01/01/2019
B1807961	SWIM POOL	42,900	10/01/2018
B1530264	CO 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\$.