LOT 100
AMELIA CONCOURSE SUB #1
PB 7/183

STEELMAN JONATHAN K & BONNIE C
2727 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0100-0000

BUILDING CHARACTERISTICS

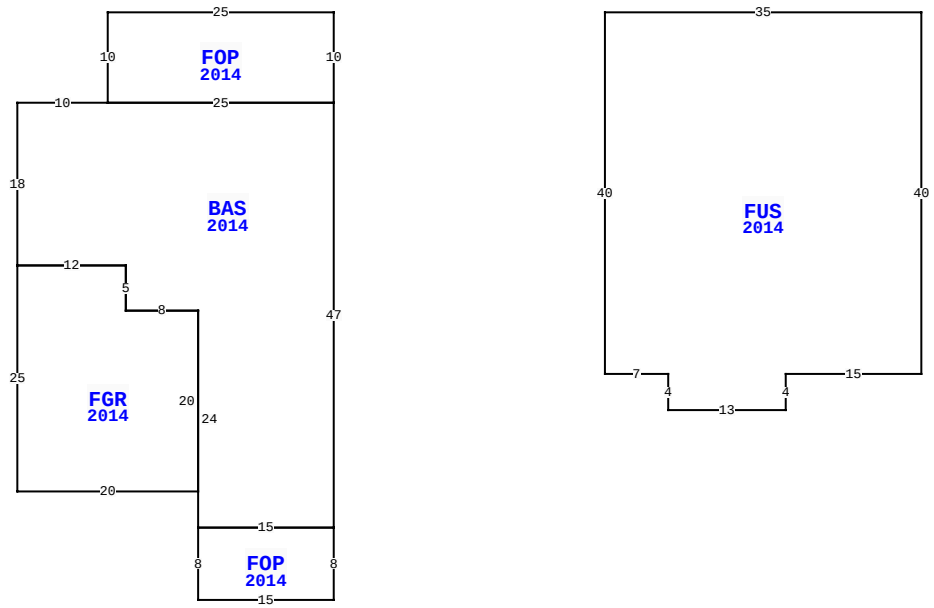
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,105	100	1,105	110,627
FGR	460	55	253	25,329
FOP	120	30	36	3,604
FOP	250	30	75	7,509
FUS	1,452	100	1,452	145,367
TOTALS	3,387		2,921	292,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,921	109.9518	104.45	305,098	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 2557 HX Base Yr



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

95032 BELLFLOWER WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	292,436
TOTAL MARKET OB/XF VALUE	5,304
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	372,740
SOH/AGL Deduction	34,065
ASSESSED VALUE	338,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,675
TOTAL JUST VALUE	372,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428253	CO ISSUED	0	06/02/2014
B1428253	NEW CONSTR	299,450	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1961	7/26/2019	WD	Q	I	01	275,000
GRANTOR: PUSTINGER JOHN & MELI						
GRANTEE: STEELMAN JONATHAN K						
1952/0138	12/05/2014	SW	Q	I	01	244,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PUSTINGER JOHN & ME						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W25 S10 BAS=[YR=2014] W10 S18 FGR=[YR=2014] S25 E20 N20 W8 N5 W12 $ E12 S5 E8 S24 FOP=[YR=2014] S8 E15 N8 W15 $ E15 N47 W25 $ E25 N10 $ PTR= E30 FUS=[YR=2014] E35 S40 W15 S4 W13 N4 W7 N40 $ 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	0810	CONCRETE A	0	0	0	0	859.00	SF	6.50	6.50	100	2014	2014	3	95	5,304	

LAND DESCRIPTION

TOTAL OB/XF 5,304

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS