LOT 103
IN OR 1984/826
AMELIA CONCOURSE SUB #1

VILA GEORGE N & VIVIAN H
95074 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

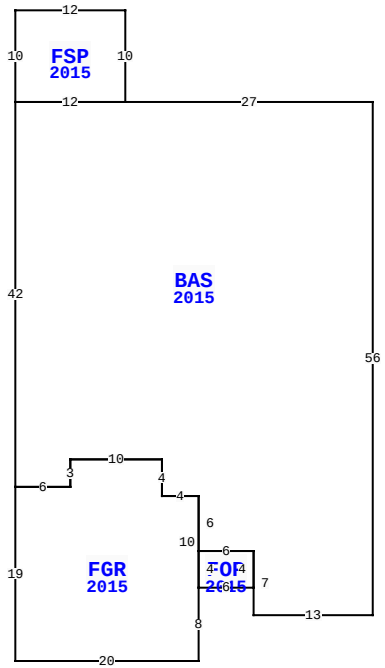
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,836	100	1,836	195,243
FGR	406	55	223	23,715
FOP	24	30	7	745
FSP	120	40	48	5,105
TOTALS	2,386		2,114	224,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,114	116.1741	110.37	233,322	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1836 HX Base Yr 2016



95074 BELLFLOWER WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,806
TOTAL MARKET OB/XF VALUE		5,472
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		305,278
SOH/AGL Deduction		114,892
ASSESSED VALUE		190,386
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,386
TOTAL JUST VALUE		305,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529999	CO ISSUED	0	05/26/2015
B1529999	NEW CONSTR	220,152	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/0826	6/04/2015	WD	Q	I	01	199,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VILA GEORGE N & VIV						
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] W27 FSP=[YR=2015] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2015] S19 E20 N8 FOP=[YR=2015] E6 N4 W6 S4 $ N10 W4
N4 W10 S3 W6 $ E6 N3 E10 S4 E4 S6 E6 S7 E13 N56 $.

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	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00	10.00	100	2015	2015	3	95	5,472	

LAND DESCRIPTION

TOTAL OB/XF 5,472

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		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