

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

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

2024

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 Structure	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
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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	2,781	100	2,781	292,868
FGR	636	55	350	36,859
FOP	18	30	5	527
FOP	47	30	14	1,474
FOP	190	30	57	6,003
PTO	14	5	1	105

TOTALS	3,686		3,208	337,836
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0476	VF 6 SBPL	0	100	0	0		210.00	LF 32.00
2	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00
3	0810	CONCRETE A	0	100	8	3		24.00	SF 6.50
4	0811	CONCRETE B	0	100	0	0		1,073.00	SF 5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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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	109.30	350,634	2015	2015	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2016 Heated Area: 2781 HX Base Yr 2016											

95102 BELLFLOWER WAY, FERNANDINA BEACH	BLD DATE	03/29/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	0476	VF 6 SBPL	0	100	0	0		210.00	LF 32.00	100	2015	2015	3	89	5,981	
2	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	100	2015	2015	3	89	267	
3	0810	CONCRETE A	0	100	8	3		24.00	SF 6.50	100	2015	2015	3	95	148	
4	0811	CONCRETE B	0	100	0	0		1,073.00	SF 5.20	100	2015	2015	3	95	5,301	

TOTAL OB/XF										11,697						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				337,836	
TOTAL MARKET OB/XF VALUE				11,697	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				424,533	
SOH/AGL Deduction				137,669	
ASSESSED VALUE				286,864	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				236,864	
TOTAL JUST VALUE				424,533	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				409,419	

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
1992/1288	7/17/2015	SW	Q	I	02
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: CLAYTON TIMOTHY O &					
1956/1691	1/06/2015	SW	U	V	30
GRANTOR: JS AMELIA CONCOURSE P					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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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\$.									