

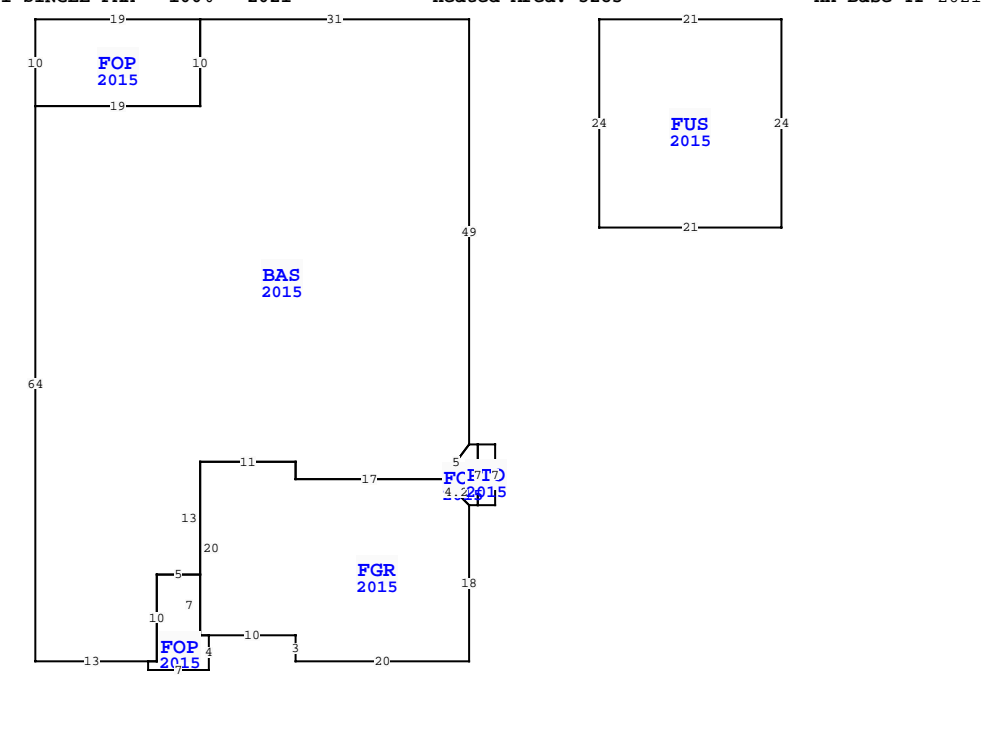


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,716	110.0925	104.59	388,656	2015	2015	0	0	0	3.65	96.35

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,470
TOTAL MARKET OB/XF VALUE		39,119
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		488,589
SOH/AGL Deduction		118,015
ASSESSED VALUE		370,574
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		315,574
TOTAL JUST VALUE		488,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,718



QUALITY	CD	QUALITY LEVEL
04	04	Quality Level 04

DOR CODE	CD	SINGLE FAMILY
0100	0100	SINGLE FAMILY

MAP NUM	CD	MKT AREA
		04

NEIGHBORHOOD/LOC	CD	4067.00
		4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,781	100	2,781	280,248
FGR	636	55	350	35,271
FOP	18	30	5	504
FOP	60	30	18	1,814
FOP	190	30	57	5,744
FUS	504	100	504	50,789
PTO	14	5	1	101

TOTALS	CD	4,203	3,716	374,470
		4,203	3,716	374,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806699	SWIM POOL	41,463	10/01/2018
B1529823	CO ISSUED	0	05/29/2015
B1529823	NEW CONSTR	398,095	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1116	2/13/2020	WD Q	Q	I	01	357,000

GRANTOR: SCHMIDT RAUD A & KAND
GRANTEE: BRUNO JOHNNIE L & J
1993/0307 7/21/2015 SW Q I 01 310,000
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SCHMIDT RAUD A & KA

EXTRA FEATURES	CD	95116 BELLFLOWER WAY, FERNANDINA BEACH
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BLD DATE	CD	03/29/2023	NW	LGL 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	0811	CONCRETE B	0	100	0	0			1,145.00	SF	5.20	2015	2015	3	95	5,656
2	0810	CONCRETE A	0	100	0	0			27.00	SF	6.50	2015	2015	3	95	167
3	0476	VF 6 SBPL	0	100	0	0			108.00	LF	32.00	2015	2015	3	89	3,076
4	0861	POOL GUNIT	0	100	28	12			336.00	SF	85.00	2018	2018	3	87	24,847
5	0845	KOOL DECK	0	100	0	0			764.00	SF	7.25	2018	2018	3	97	5,373

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2015] W31 FOP=[YR=2015] W19 S10 E19 N10\$ S10 W19 S64 E13 FOP=[YR=2015] S1 E7 N4 FGR=[YR=2015] E10 S3 E20 N18 FOP=[YR=2015] E1 PTO=[YR=2015] E2 N7 W2 S7\$ N7 W1 D4 L3 D3 R3 \$ U3 L3 W17 N2 W11 S20 E1\$ W1 N7 W5 S10 W1\$ E1 N10 E5 N13 E11 S2 E17 U4 R3 N49\$ PTR=E15 FUS=[YR=2015] E21 S24 W21 N24\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
		39,119																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							