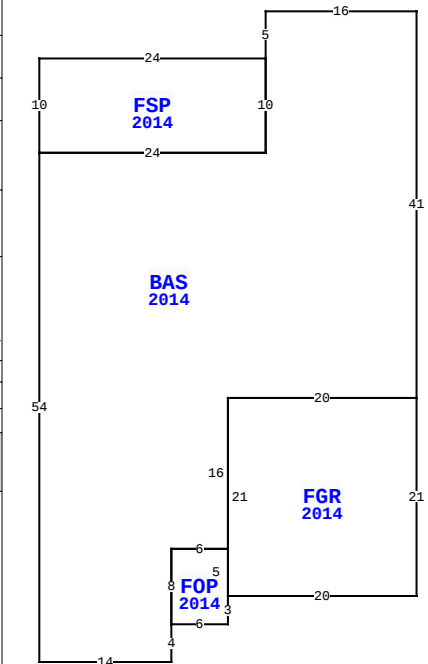


PORTER JEFFERSON P/PORTER BRADLEY T & LAURA L
95115 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																		
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																									
Exterior Wall	05	AVERAGE 70	0100	01	2,109	119.3640	113.40	239,161	2014	2014	0	0	4.15	95.85																								
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018												Heated Area: 1768																							
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2018																							
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												229,236											
Interior Floor	11	CLAY TILE 70													TOTAL MARKET OB/XF VALUE												4,668											
Interior Floor	14	CARPET 30													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												308,904											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE												214,476											
Bedrooms	3	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms	2	100													BASE TAXABLE VALUE												164,476											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE												308,904											
Stories	1.	100													NCON VALUE												0											
Units	00	NONE 100													INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												298,578																							
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	1,768	100	1,768	192,171																																		
FGR	420	55	231	25,108																																		
FOP	48	30	14	1,522																																		
FSP	240	40	96	10,434																																		
TOTALS										2,476	2,109		229,236																									
EXTRA FEATURES										95115 BELLFLOWER WAY, FERNANDINA BEACH																												
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	0810	CONCRETE A	0	100	0	0		756.00	SF	6.50		6.50	100	2014	2014	3	95	4,668																				
LAND DESCRIPTION										TOTAL OB/XF										4,668																		
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	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																																						