

LOT 108  
IN OR 1938/1613  
AMELIA CONCOURSE SUB #1

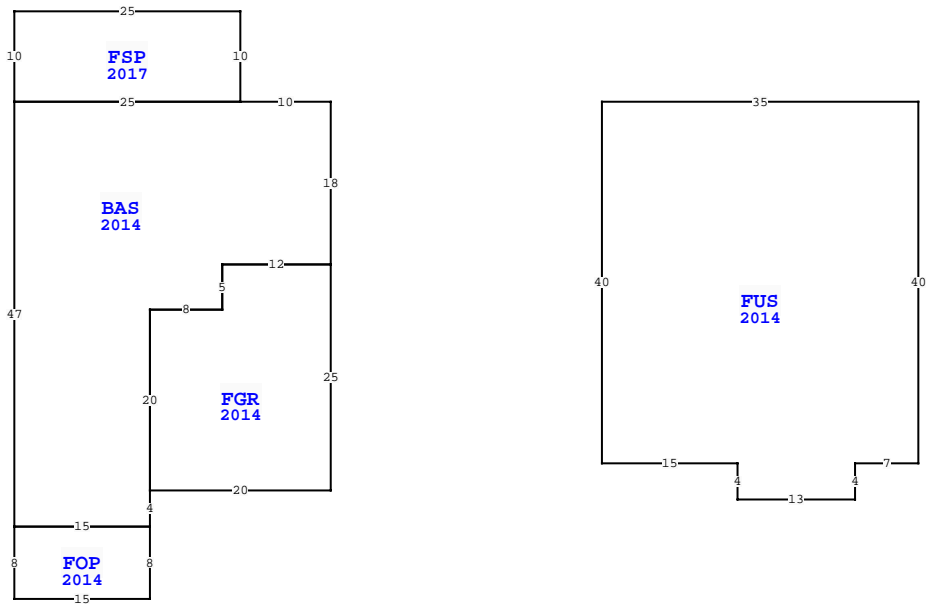
ALLIET DAVID FREDERICK & DIANE  
95101 BELLFLOWER WAY  
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0108-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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		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
BAS	1,105	100	1,105
FGR	460	55	253
FOP	120	30	36
FSP	250	40	100
FUS	1,452	100	1,452
TOTALS	3,387		2,946

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,946	109.9518	104.45	307,710	2014	2014	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2015			Heated Area: 2557			HX Base Yr 2015					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		294,940	
TOTAL MARKET OB/XF VALUE		5,138	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		375,078	
SOH/AGL Deduction		122,525	
ASSESSED VALUE		252,553	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		202,553	
TOTAL JUST VALUE		375,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428241	CO ISSUED	0	05/23/2014
B1428241	NEW CONSTR	299,276	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/1613	9/19/2014	SW	Q	I	02	248,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ALLIET DAVID FREDER						
1888/1587	11/07/2013	SW	U	V	30	264,500
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES																
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		6.50	6.50	100	2014	2014	3	95	5,138	

95101 BELLFLOWER WAY, FERNANDINA BEACH

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014] W10 FSP=[YR=2017] N10 W25 S10 E25 \$ W25 S47									
FOP=[YR=2014] S8 E15 N8 W15 \$ E15 N4 FGR=[YR=2014] E20 N25									
W12 S5 W8 S20 \$ N20 E8 N5 E12 N18 \$ PTR= E30 FUS=[YR=2014]									
E35 S40 W7 S4 W13 N4 W15 N40 \$ W30 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
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							