LOT 109
AMELIA CONCOURSE SUB #1
PB 7/183

MILLER KEVIN JAMES & JESSICA MARIE
95087 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0150-0109-0000

BUILDING CHARACTERISTICS

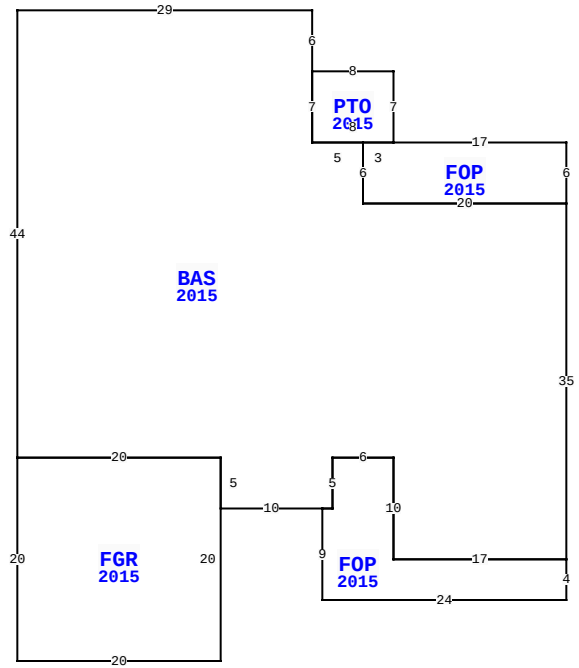
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,156	100	2,156	220,610
FGR	400	55	220	22,511
FOP	120	30	36	3,683
FOP	161	30	48	4,912
PTO	56	5	3	307
TOTALS	2,893		2,463	252,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,463	111.7872	106.20	261,571	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2156 HX Base Yr 2021



95087 BELLFLOWER WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,024
TOTAL MARKET OB/XF VALUE		8,589
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,613
SOH/AGL Deduction		87,054
ASSESSED VALUE		248,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,559
TOTAL JUST VALUE		335,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005192	21 X 7 COMPOSITE	4,718	04/30/2024
B1530068	NEW CONSTR	265,366	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2359/0041	5/05/2020	WD	Q	I	01	257,000
GRANTOR: O'BRIEN TRISTAN & SAR						
GRANTEE: MILLER KEVIN JAMES						
1990/0608	6/30/2015	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: O'BRIEN TRISTAN & S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W17 PTO=[YR=2015] N7 W8 BAS=[YR=2015] N6 W29 S44 FGR=[YR=2015] S20 E20 N20 W20 $ E20 S5 E10 FOP=[YR=2015] S9 E24 N4 W17 N10 W6 S5 W1$ E1 N5 E6 S10 E17 N35 W20 N6 W5 N7 $ S7 E8 $ W3 S6 E20 N6 $.

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	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2015	2015	3	95	3,320	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2015	2015	3	95	463	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	89	4,272	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 8,589

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