

LOT 101
IN OR 2005/890
AMELIA CONCOURSE SUB #1

KILSON TWANA E
95046 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0101-0000



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 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	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	2015	1,720	169,858
FGR	578	55	2015	318	31,404
FOP	100	30	2015	30	2,963
FSP	192	40	2015	77	7,604
FUS	1,964	100	2015	1,964	193,953

TOTALS	4,554			4,109	405,781
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,054.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,109	103.0260	103.03	423,350	2015	2015	0	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2021 Heated Area: 3684 HX Base Yr												

95046 BELLFLOWER WAY, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE	
	XF DATE	LAND DATE	04/23/2025 MLU
	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	0811	CONCRETE B	0	100	0	0	1,054.00	SF	5.20	5.20	100	2015	2015	3	95	5,207	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2015	2015	3	95	148	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
4	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2015	2015	3	87	4,009	

TOTAL OB/XF													11,284		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00					

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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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										405,781	
TOTAL MARKET OB/XF VALUE										11,284	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										502,065	
SOH/AGL Deduction										18,214	
ASSESSED VALUE										483,851	
TOTAL EXEMPTION VALUE										13	483,851
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										502,065	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										473,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530070	CO ISSUED	0	08/03/2015
B1530070	NEW CONSTR	4,417,783	03/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2005/0890	9/25/2015	SW	Q	I	01	310,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: KILSON TWANA E							
1956/1691	1/06/2015	SW	U	V	30	667,400	
GRANTOR: JS AMELIA CONCOURSE P							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W22 FSP=[YR=2015] N12 W16 S12 E16\$ W26 S44 FOP=[YR=2015] S5 E20 FGR=[YR=2015] S1 E10 S1 E18 N21 W28 S19\$ N5 W20\$ E20 N14 E28 N30\$ PTR=E15 FUS=[YR=2015] E48 S48 W18 S2 W10 N20 W20 N30\$ W15\$.									