LOT 102
AMELIA CONCOURSE SUB #1
PB 7/183

HASKELL THOMAS & ROSEMARIE
95060 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0102-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

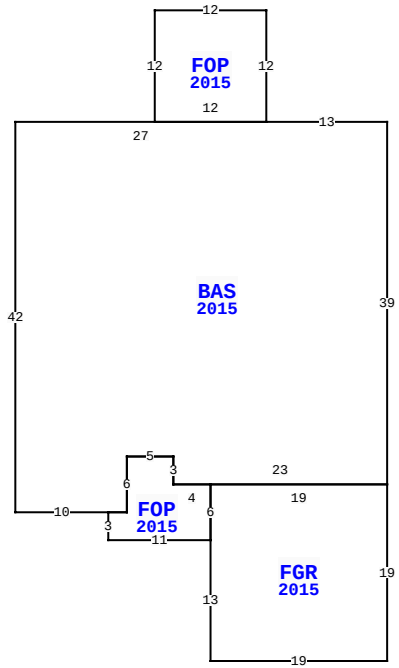
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	2015	1,581	183,302
FGR	361	55	2015	199	23,072
FOP	75	30	2015	22	2,551
FOP	144	30	2015	43	4,985
TOTALS	2,161			1,845	213,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	120.9600	120.96	223,171	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1581 HX Base Yr 2021



95060 BELLFLOWER WAY, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,909
TOTAL MARKET OB/XF VALUE		23,370
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		322,279
SOH/AGL Deduction		96,420
ASSESSED VALUE		225,859
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,137
TOTAL JUST VALUE		322,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107716	POOL SCRN	17,499	06/02/2021
B1530298	CO ISSUED	0	07/30/2015
B1530298	NEW CONSTR	195,286	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/0589	9/01/2020	WD	Q	I	01	235,000
GRANTOR: KITTS JONATHAN & LESL						
GRANTEE: HASKELL THOMAS & RO						
1998/1892	8/14/2015	SW	Q	I	02	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KITTS JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 FOP=[YR=2015] N12 W12 S12 E12$ W27 S42 E10 FOP=[YR=2015] S3 E11 FGR=[YR=2015] S13 E19 N19 W19 S6$ N6 W4 N3 W5 S6 W2$ E2 N6 E5 S3 E23 N39$.

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	648.00	SF	5.20	5.20	100	2015	2015	3	95	3,201	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2015	2015	3	95	445	
3	0911	SCRN RM A	0	100	21	40	840.00	SF	17.50	17.50	100	2021	2021	3	90	13,230	
4	0855	CONC PAVER	0	100	0	0	656.00	SF	10.00	10.00	100	2021	2021	3	99	6,494	

LAND DESCRIPTION

TOTAL OB/XF 23,370

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/15/2021 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS