LOT 106
AMELIA CONCOURSE SUB #1
PB 7/183

BRUNO JOHNNIE L
95116 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0106-0000

BUILDING CHARACTERISTICS

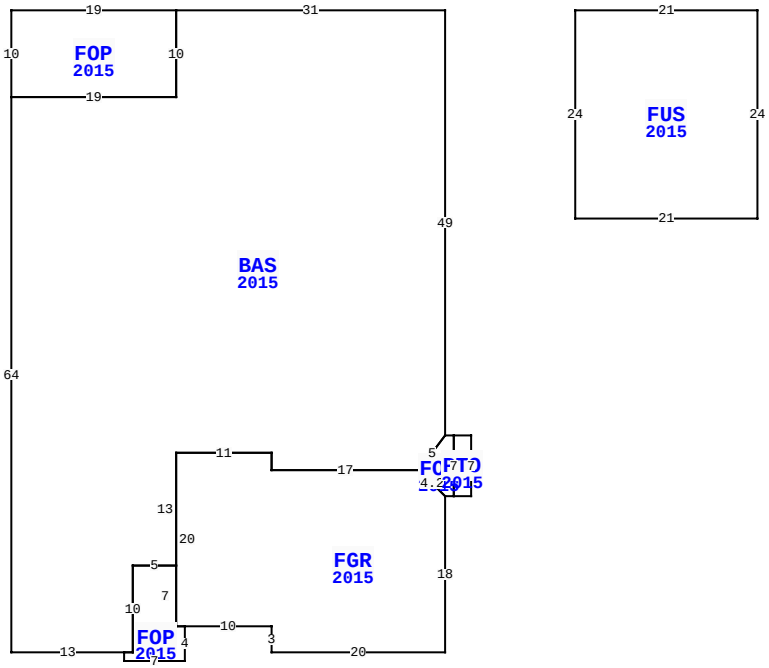
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,781	100	2015	2,781	293,454
FGR	636	55	2015	350	36,933
FOP	18	30	2015	5	527
FOP	60	30	2015	18	1,900
FOP	190	30	2015	57	6,015
FUS	504	100	2015	504	53,182
PTO	14	5	2015	1	105
TOTALS	4,203			3,716	392,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,716	110.0925	110.09	409,094	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2021 Heated Area: 3285 HX Base Yr 2021



95116 BELLFLOWER WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,117
TOTAL MARKET OB/XF VALUE		38,193
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		515,310
SOH/AGL Deduction		133,989
ASSESSED VALUE		381,321
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		325,599
TOTAL JUST VALUE		515,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806699	SWIM POOL	41,463	10/01/2018
B1529823	CO ISSUED	0	05/29/2015
B1529823	NEW CONSTR	398,095	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/1116	2/13/2020	WD	Q	I	01	357,000
GRANTOR: SCHMIDT RAUD A & KAND						
GRANTEE: BRUNO JOHNNIE L & J						
1993/0307	7/21/2015	SW	Q	I	01	310,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SCHMIDT RAUD A & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W31 FOP=[YR=2015] W19 S10 E19 N10$ S10 W19 S64 E13 FOP=[YR=2015] S1 E7 N4 FGR=[YR=2015] E10 S3 E20 N18 FOP=[YR=2015] E1 PTO=[YR=2015] E2 N7 W2 S7$ N7 W1 D4 L3 D3 R3 $ U3 L3 W17 N2 W11 S20 E1$ W1 N7 W5 S10 W1$ E1 N10 E5 N13 E11 S2 E17 U4 R3 N49$ PTR=E15 FUS=[YR=2015] E21 S24 W21 N24$ W15$.

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	1,145.00	SF	5.20	5.20	100	2015	2015	3	95	5,656	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2015	2015	3	87	3,007	
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2018	2018	3	84	23,990	
5	0845	KOOL DECK	0	100	0	0	764.00	SF	7.25	7.25	100	2018	2018	3	97	5,373	

LAND DESCRIPTION

TOTAL OB/XF 38,193

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 04/22/2019 BY TWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS