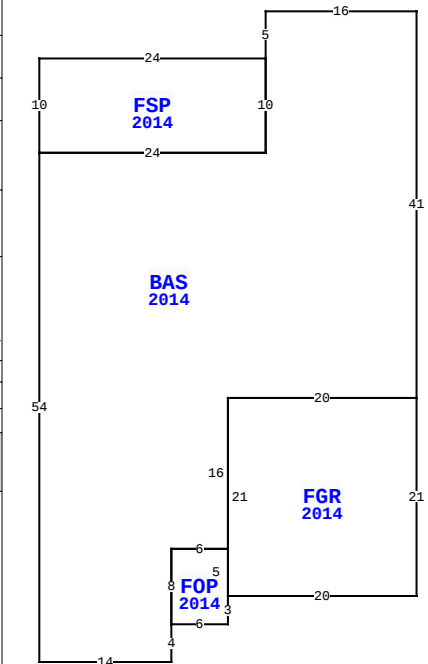


PORTER JEFFERSON P/PORTER BRADLEY T & LAURA L
95115 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 70				0100	01	2,109	119.3640	119.36	251,730	2014	2014		0	0	4.65	95.35	VALUATION BY				STANDARD												
Exterior Wall	16	WD FR STUC 30				1 SINGLE FAM - 100% - 2018										Heated Area: 1768										HX Base Yr 2018									
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4				Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE				240,025											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE				4,619											
Interior Floo	11	CLAY TILE 70																		TOTAL LAND VALUE - MARKET				85,000											
Interior Floo	14	CARPET 30																		TOTAL MARKET VALUE				329,644											
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction				108,948											
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE				220,696											
Bedrooms	3	100																		TOTAL EXEMPTION VALUE				HX HB 50,722											
Bathrooms	2	100																		BASE TAXABLE VALUE				169,974											
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE				329,644											
Stories	1.	1. 100				NCON VALUE				0																									
Units	0	100				INCOME VALUE																													
Occupancy	00	NONE 100				PREVIOUS YEAR MKT VALUE				308,904																									
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	1,768	100	2014	1,768	201,215																														
FGR	420	55	2014	231	26,290																														
FOP	48	30	2014	14	1,593																														
FSP	240	40	2014	96	10,926																														
TOTALS		2,476		2,109	240,025																														
EXTRA FEATURES						95115 BELLFLOWER WAY, FERNANDINA BEACH										BLD DATE 03/29/2023 NW				LGL DATE 04/23/2025 MLU															
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	0100	0	0	756.00	SF	6.50	6.50	100	2014	2014	3	94	4,619																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																			