LOT 110
IN OR 2006/1407
AMELIA CONCOURSE SUB #1

LOZANO DIOSDADO & MADELAINE R
95073 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

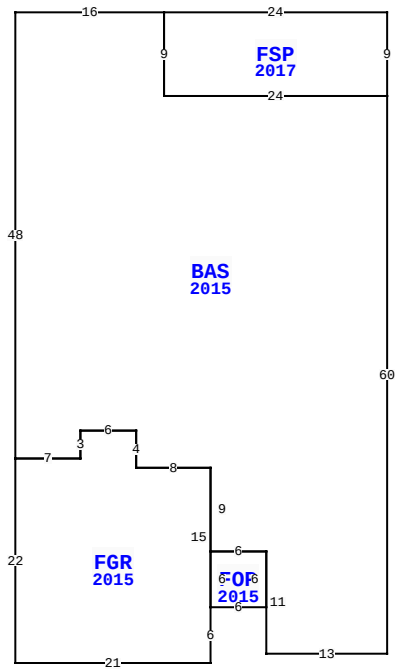
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,027	100	2015	2,027	236,099
FGR	472	55	2015	260	30,284
FOP	36	30	2015	11	1,282
FSP	216	40	2017	86	10,017
TOTALS	2,751			2,384	277,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	121.5249	121.52	289,704	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2027 HX Base Yr 2016



95073 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		277,681
TOTAL MARKET OB/XF VALUE		5,348
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		368,029
SOH/AGL Deduction		129,148
ASSESSED VALUE		238,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,159
TOTAL JUST VALUE		368,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530069	NEW CONSTR	319,431	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1407	9/30/2015	SW	Q	I	01	228,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: LOZANO DIOSDADO & M						
1956/1691	1/06/2015	SW	U	V	30	667,400
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W24 BAS=[YR=2015] W16 S48 FGR=[YR=2015] S22 E21 N6 FOP=[YR=2015] E6 N6 W6 S6 $ N15 W8 N4 W6 S3 W7 $ E7 N3 E6 S4 E8 S9 E6 S11 E13 N60 W24 N9 $ S9 E24 N9 $.

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	660.00	SF	5.20	5.20	100	2015	2015	3	95	3,260	
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2015	2015	3	87	2,088	

LAND DESCRIPTION

TOTAL OB/XF 5,348

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 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