

LOT 99
IN OR 2011/1086
AMELIA CONCOURSE SUB #1

FREUND DONNA P & ALAN J
95018 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0099-0000



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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	235,756
FGR	472	55	2015	260	30,240
FOP	185	30	2015	56	6,513
FSP	216	40	2015	86	10,002
TOTALS	2,900			2,429	282,512

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0860	POOL/SPA	0 100	25	0	1.00	UT	50,000.00	50,000.00
7	0911	SCRN RM A	0 100	0	0	845.00	SF	18.00	18.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,429	116.1741	121.98	296,289	2015	2015	0	0
1 SINGLE FAM 100% - 2016 Heated Area: 2027 HX Base Yr 2016									
95018 BELLFLOWER WAY, FERNANDINA BEACH									

TOTAL OB/XF									
59,364									

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59,364									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					282,512				
TOTAL MARKET OB/XF VALUE					59,364				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					426,876				
SOH/AGL Deduction					145,111				
ASSESSED VALUE					281,765				
TOTAL EXEMPTION VALUE					HX HB DX 56,411				
BASE TAXABLE VALUE					225,354				
TOTAL JUST VALUE					426,876				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					407,635				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909474	SCRN ENCLSRE	21,032	01/01/2019
B1807961	SWIM POOL	42,900	10/01/2018
B1530264	CO ISSUED	0	08/14/2015
B1530264	NEW CONSTR	258,956	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2011/1086	10/27/2015	SW	Q	I	02	222,600	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: FREUND DONNA P & AL							
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] W16 FSP=[YR=2015] W24 S9 E24 N9\$ S9 W24 S60 FOP=[YR=2015] S6 E20 N5 FGR=[YR=2015] E20 N22 W7 N3 W6 S4 W8 S21 E1\$ W1 N12 W6 S11 W13\$ E13 N11 E6 N9 E8 N4 E6 S3 E7 N48\$.									