LOT 101
IN OR 2005/890
AMELIA CONCOURSE SUB #1

KILSON TWANA E
95046 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0101-0000

BUILDING CHARACTERISTICS

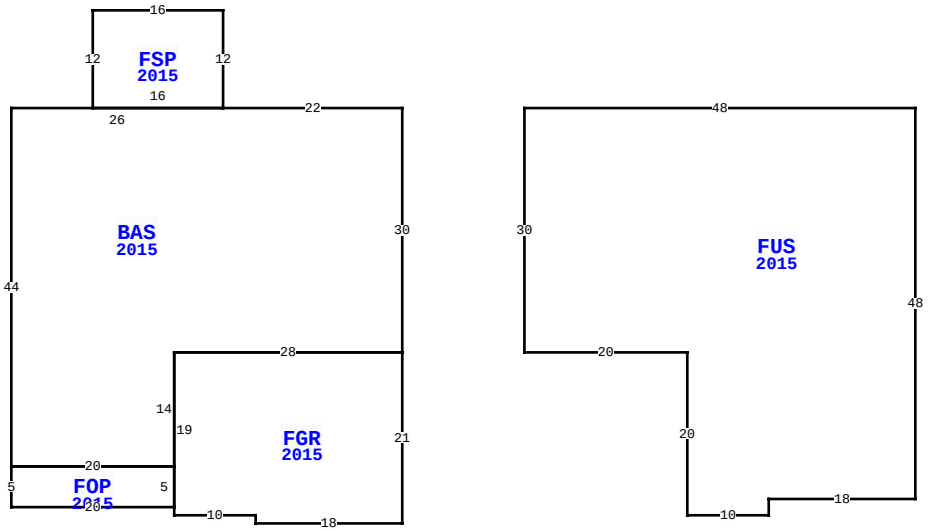
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,720	100	2015	1,720	177,418
FGR	578	55	2015	318	32,801
FOP	100	30	2015	30	3,094
FSP	192	40	2015	77	7,943
FUS	1,964	100	2015	1,964	202,586
TOTALS	4,554			4,109	423,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,109	103.0260	108.18	444,512	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2021 Heated Area: 3684 HX Base Yr



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

95046 BELLFLOWER WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,842
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		510,762
SOH/AGL Deduction		13,847
ASSESSED VALUE		496,915
TOTAL EXEMPTION VALUE	13	496,915
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		510,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530070	CO ISSUED	0	08/03/2015
B1530070	NEW CONSTR	4,417,783	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/0890	9/25/2015	SW	Q	I	01	310,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KILSON TWANA E						
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

BAS=[YR=2015] W22 FSP=[YR=2015] N12 W16 S12 E16$ W26 S44 FOP=[YR=2015] S5 E20 FGR=[YR=2015] S1 E10 S1 E18 N21 W28 S19$ N5 W20$ E20 N14 E28 N30$ PTR=E15 FUS=[YR=2015] E48 S48 W18 S2 W10 N20 W20 N30$ 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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS