LOT 106
AMELIA CONCOURSE SUB #1
PB 7/183

BRUNO JOHNNIE L
95116 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2026

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

BUILDING CHARACTERISTICS

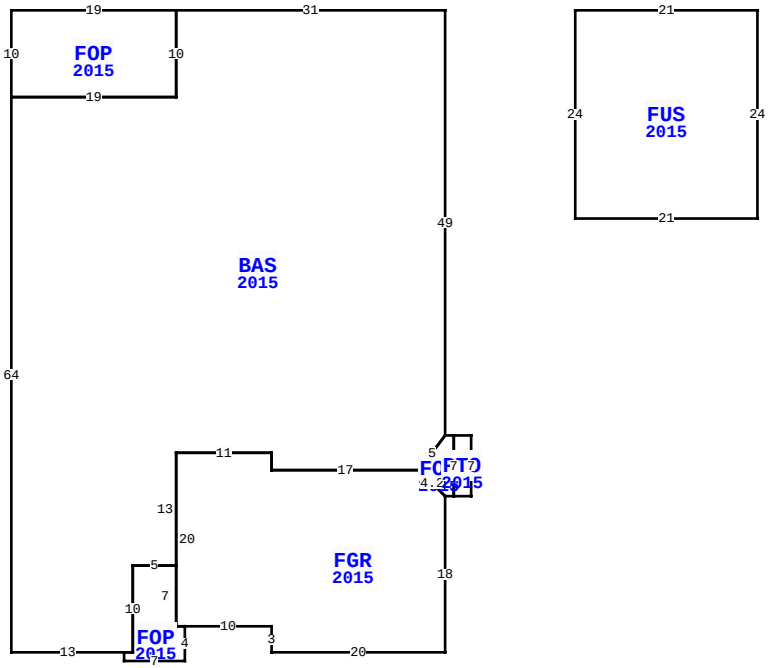
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	306,535
FGR	636	55	2015	350	38,579
FOP	18	30	2015	5	551
FOP	60	30	2015	18	1,984
FOP	190	30	2015	57	6,283
FUS	504	100	2015	504	55,553
PTO	14	5	2015	1	111
TOTALS	4,203			3,716	409,595

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	115.60	429,570	2015	2015	0	0	0	4.65	95.35

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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,595
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		542,095
SOH/AGL Deduction		150,478
ASSESSED VALUE		391,617
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		335,206
TOTAL JUST VALUE		542,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,310

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
4	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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