LOT 107
IN OR 1969/1406
AMELIA CONCOURSE SUB #1

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

**2026**

**30-2N-28-0150-0107-0000**

## BUILDING CHARACTERISTICS

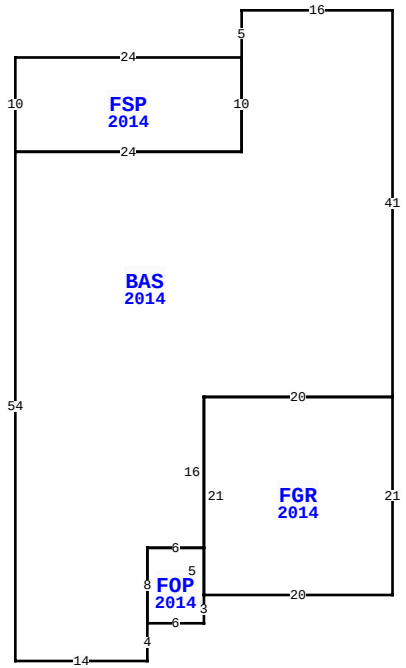
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,768 | 100 | 2014 | 1,768 | 210,171 |
| FGR | 420 | 55 | 2014 | 231 | 27,460 |
| FOP | 48 | 30 | 2014 | 14 | 1,665 |
| FSP | 240 | 40 | 2014 | 96 | 11,412 |
| TOTALS | 2,476 | | | 2,109 | 250,708 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,109 | 119.3640 | 125.33 | 264,321 | 2014 | 2014 | 0 | 0 | 0 | 5.15 | 94.85 |

1 SINGLE FAM 100% - 2018 Heated Area: 1768 HX Base Yr 2018




95115 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

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 250,708 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 335,708 |
| SOH/AGL Deduction | | 109,053 |
| ASSESSED VALUE | | 226,655 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 175,244 |
| TOTAL JUST VALUE | | 335,708 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,644 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428254 | CO ISSUED | 0 | 05/08/2014 |
| B1428254 | NEW CONSTR | 223,562 | 01/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1969/1406 | 2/16/2015 | WD | U | I | 30 | 176,500 |
| GRANTOR: PORTER JEFFERSON P & | | | | | | |
| GRANTEE: PORTER JEFFERSON P | | | | | | |
| 1920/1857 | 5/27/2014 | SW | Q | I | 01 | 194,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: PORTER JEFFERSON P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W16 S5 FSP=[YR=2014] W24 S10 E24 N10 $ S10 W24 S54 E14 N4 FOP=[YR=2014] E6 N3 FGR=[YR=2014] E20 N21 W20 S21 $ N5 W6 S8 $ N8 E6 N16 E20 N41 $.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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