LOT 108
AMELIA CONCOURSE SUB #1
PB 7/183

GILB BRADLEY & EMMA R/COOPER THOMAS E
95101 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0108-0000

BUILDING CHARACTERISTICS

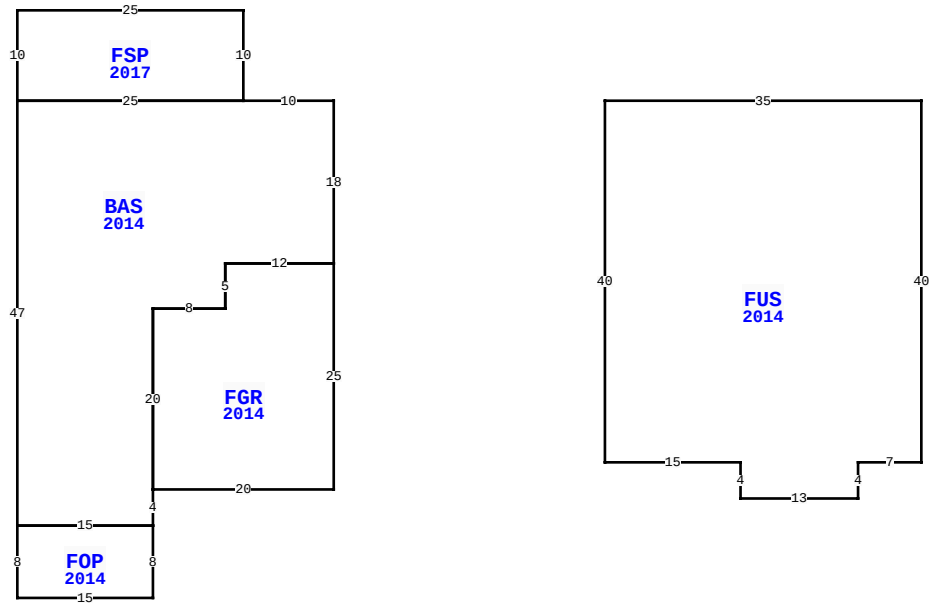
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,105	100	2014	1,105	121,002
FGR	460	55	2014	253	27,705
FOP	120	30	2014	36	3,942
FSP	250	40	2017	100	10,950
FUS	1,452	100	2014	1,452	159,000
TOTALS	3,387			2,946	322,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	109.9518	115.45	340,116	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2025 Heated Area: 2557 HX Base Yr 2025



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

95101 BELLFLOWER WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,600
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		407,600
SOH/AGL Deduction		0
ASSESSED VALUE		407,600
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,189
TOTAL JUST VALUE		407,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428241	CO ISSUED	0	05/23/2014
B1428241	NEW CONSTR	299,276	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2739/27	9/17/2024	WD	Q	I	01	409,000
GRANTOR: ALLIET DAVID FREDERIC						
GRANTEE: GILB BRADLEY & EMMA						
1938/1613	9/19/2014	SW	Q	I	02	248,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ALLIET DAVID FREDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 FSP=[YR=2017] N10 W25 S10 E25 $ W25 S47 FOP=[YR=2014] S8 E15 N8 W15 $ E15 N4 FGR=[YR=2014] E20 N25 W12 S5 W8 S20 $ N20 E8 N5 E12 N18 $ PTR= E30 FUS=[YR=2014] E35 S40 W7 S4 W13 N4 W15 N40 $ W30 $.

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