LOT 110
IN OR 2006/1407
AMELIA CONCOURSE SUB #1

LOZANO DIOSDADO & MADELAINE R
95073 BELLFLOWER WAY
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0110-0000

BUILDING CHARACTERISTICS

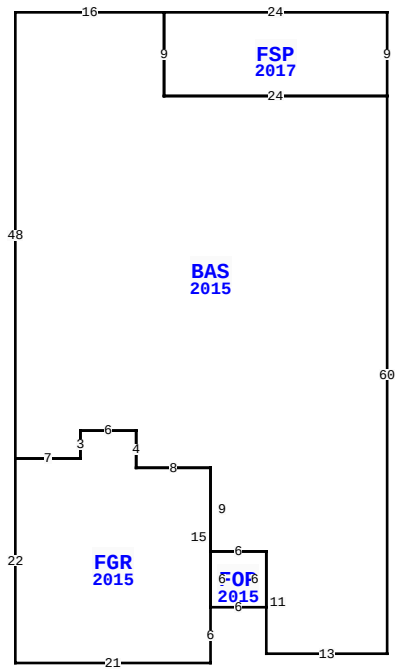
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	246,618
FGR	472	55	2015	260	31,633
FOP	36	30	2015	11	1,339
FSP	216	40	2017	86	10,464
TOTALS	2,751			2,384	290,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	121.5249	127.60	304,198	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2016 Heated Area: 2027 HX Base Yr 2016



95073 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		290,053
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		375,053
SOH/AGL Deduction		129,722
ASSESSED VALUE		245,331
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,920
TOTAL JUST VALUE		375,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530069	NEW CONSTR	319,431	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1407	9/30/2015	SW	Q	I	01	228,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: LOZANO DIOSDADO & M						
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

FSP=[YR=2017] W24 BAS=[YR=2015] W16 S48 FGR=[YR=2015] S22 E21 N6 FOP=[YR=2015] E6 N6 W6 S6 $ N15 W8 N4 W6 S3 W7 $ E7 N3 E6 S4 E8 S9 E6 S11 E13 N60 W24 N9 $ S9 E24 N9 $.

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