



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

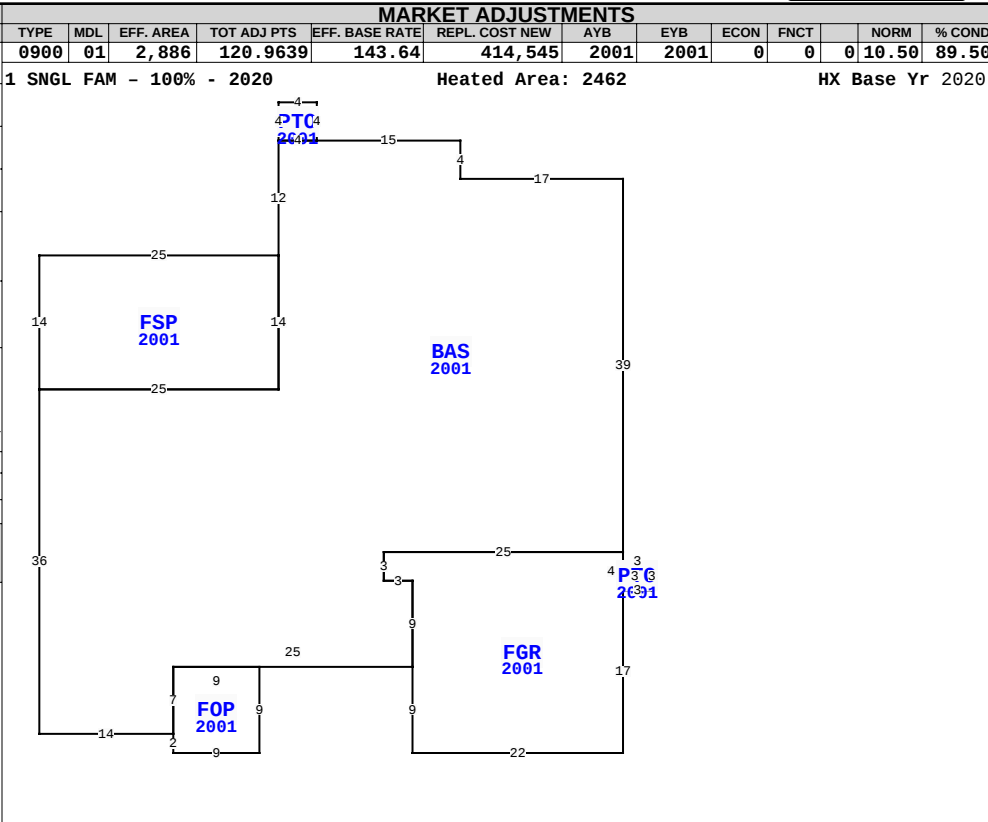
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	316,510
FGR	471	55	259	33,297
FOP	81	30	24	3,085
FSP	350	40	140	17,998
PTO	9	5	0	0
PTO	16	5	1	129

TOTALS	3,389		2,886	371,018
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001
2	0812	CONCRETE C	0 100	0	0	1,609.00	SF	4.00	4.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00



95197 SPRING BLOSSOM LN, FERNANDINA BEACH, FL 32034	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		371,018	
TOTAL MARKET OB/XF VALUE		8,288	
TOTAL LAND VALUE - MARKET		262,500	
TOTAL MARKET VALUE		641,806	
SOH/AGL Deduction		267,399	
ASSESSED VALUE		374,407	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		324,407	
TOTAL JUST VALUE		641,806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108347	NEW CONSTR	185,000	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2286/0862	7/01/2019	WD Q	Q	I	01
GRANTOR: SAMPSON BEVERLY S					SALE PRICE
GRANTEE: MCKEEL JAMES T & DO					455,000
2043/1639	5/03/2016	WD Q	Q	I	01
GRANTOR: WATTERSON INDIA M ET					425,000
GRANTEE: SAMPSON BEVERLY S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W17 N4 W15 PTO=[YR=2001] N4 W4 S4 E4 \$ W4 S12											
FSP=[YR=2001] W25 S14 E25 N14 \$ S14 W25 S36 E14											
FOP=[YR=2001] S2 E9 N9 W9 S7 \$ N7 E25 FGR=[YR=2001] S9 E22											
N17 PTO=[YR=2001] E3 N3 W3 S3 \$ N4 W25 S3 E3 S9 \$ N9 W3 N3											
E25 N39 \$.											