

LOT 18
IN OR 1770/939
AZALEA POINTE PB 6/164-165

CHING CAPTAIN STEPHEN T & KATHLEEN JT REVOC TRUST/
95227 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0131-0018-0000



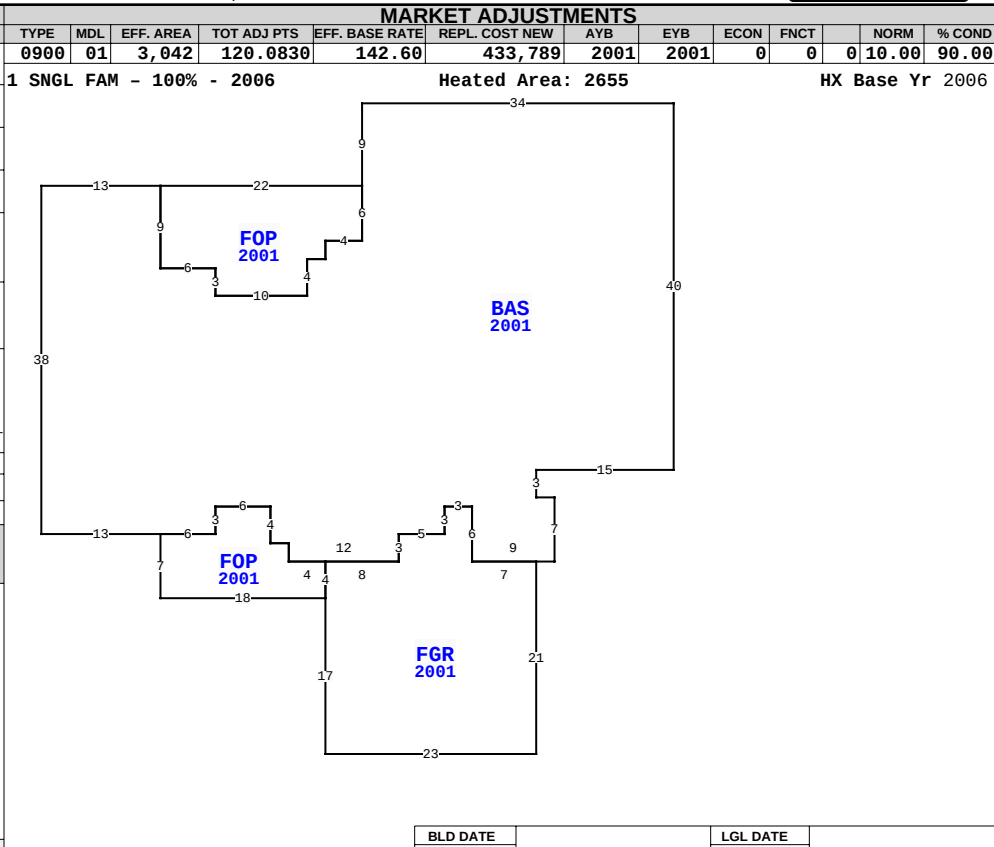
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,655	100	2,655	340,743
FGR	516	55	284	36,448
FOP	130	30	39	5,005
FOP	214	30	64	8,213
TOTALS	3,515		3,042	390,410

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,393.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	188.00	SF	6.50	
4	0861	POOL GUNIT	0 100	0	0	204.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	366.00	SF	7.25	
6	0910	SCRN RM L	0 100	0	0	857.00	SF	15.00	

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



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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	390,410								
TOTAL MARKET OB/XF VALUE	20,884								
TOTAL LAND VALUE - MARKET	262,500								
TOTAL MARKET VALUE	673,794								
SOH/AGL Deduction	336,484								
ASSESSED VALUE	337,310								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	287,310								
TOTAL JUST VALUE	673,794								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	608,858								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412148	XFOB	6,846	01/01/2004
M015122	H/AC	0	06/01/2001
B0108190	NEW CONSTR	204,960	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1770/0939	12/21/2011	WD	U	I	30	100	
GRANTOR: CHING STEPHEN T & KAT							
GRANTEE: CHING STEPHEN T & K							
1356/1000	10/06/2005	WD	Q	I		750,000	
GRANTOR: LIPMAN ANDREW J & GRA							
GRANTEE: CHING STEPHEN T & K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W34 S9 FOP=[YR=2001] W22 S9 E6 S3 E10 N4 E2 N2 E4 N6 \$ S6 W4 S2 W2 S4 W10 N3 W6 N9 W13 S38 E13 FOP=[YR=2001] S7 E18 FGR=[YR=2001] S17 E23 N21 W7 N6 W3 S3 W5 S3 W8 S4 \$ N4 W4 N2 W2 N4 W6 S3 W6 \$ E6 N3 E6 S4 E2 S2 E12 N3 E5 N3 E3 S6 E9 N7 W2 N3 E15 N40 \$.									