LOT 24
AZALEA POINTE PB 6/164-165

ROSEBUSH KEITH FRED JR & BONNIE R
95196 SPRING BLOSSOM LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0131-0024-0000

BUILDING CHARACTERISTICS

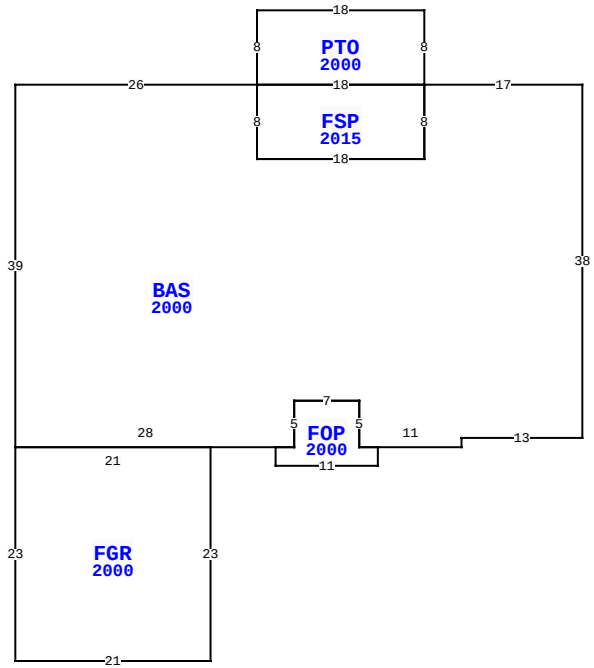
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,187	100	2,187	279,683
FGR	483	55	266	34,018
FOP	57	30	17	2,174
FSP	144	40	58	7,417
PTO	144	5	7	895
TOTALS	3,015		2,535	324,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,535	120.9984	143.69	364,254	2000	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2013 Heated Area: 2187 HX Base Yr 2013



95196 SPRING BLOSSOM LN, FERNANDINA BEACH

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		324,186
TOTAL MARKET OB/XF VALUE		6,492
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		580,678
SOH/AGL Deduction		299,112
ASSESSED VALUE		281,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,566
TOTAL JUST VALUE		580,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007243	NEW CONSTR	104,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/362	4/18/2023	WD	Q	I	01	834,000
GRANTOR: PARKER SUSAN SANDERS						
GRANTEE: ROSEBUSH KEITH FRED						
1805/1391	7/31/2012	WD	Q	I	01	290,000
GRANTOR: MORGAN JAMES E TRUSTE						
GRANTEE: PARKER SUSAN SANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 PTO=[YR=2000] N8 W18 S8 FSP=[YR=2015] S8 E18 N8 W18$ E18$ S8 W18 N8 W26 S39 FGR=[YR=2000] S23 E21 N23 W21 $ E28FOP=[YR=2000] S2 E11 N2 W2 N5 W7 S5W2 $ E2 N5 E7 S5 E11 N1 E13 N38 $.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,099.00	SF	4.00	4.00	100	2000	2000	3	80	3,517	

LAND DESCRIPTION

TOTAL OB/XF 6,492

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS