



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 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2,638	329,266
FGR	525	55	289	36,072
FOP	120	30	36	4,494
FSP	226	40	90	11,233

TOTALS	3,509		3,053	381,065
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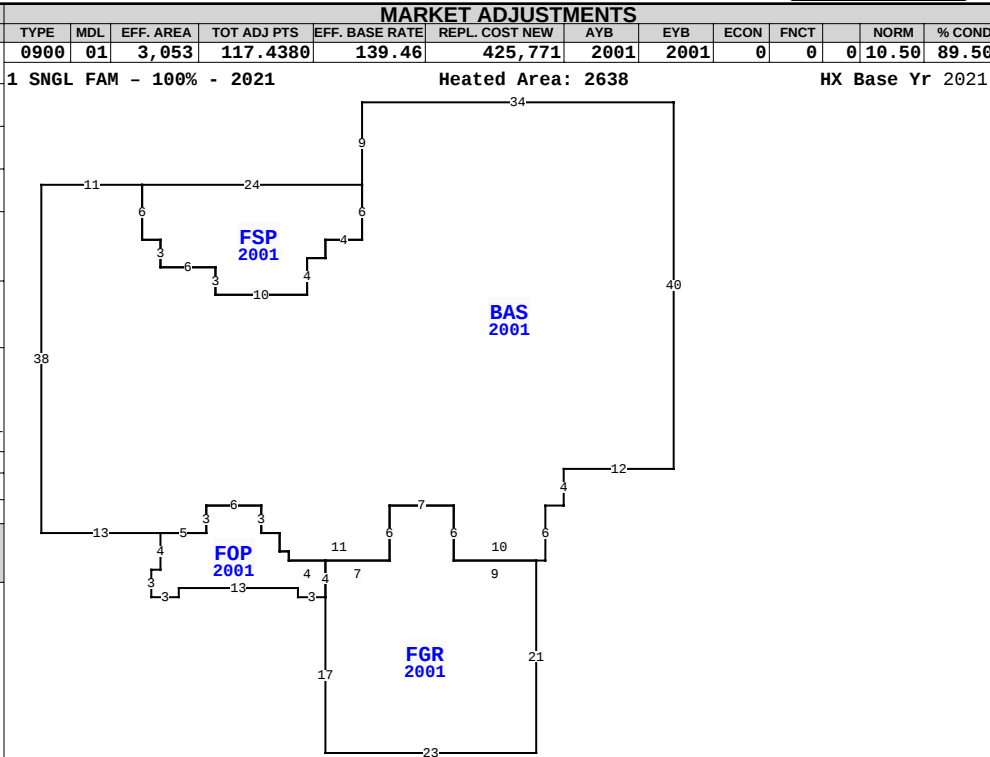
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0855	CONC PAVER	0 100	0	0	1,015.00	SF	10.00	10.00	100	2021	2021	3	100	10,150	
3	0855	CONC PAVER	0 100	0	0	202.00	SF	10.00	10.00	100	2021	2021	3	100	2,020	
4	0911	SCRN RM A	0 100	35	22	770.00	SF	17.50	17.50	100	2021	2021	3	97	13,071	
5	0855	CONC PAVER	0 100	0	0	34.00	SF	10.00	10.00	100	2021	2021	3	100	340	
6	0861	POOL GUNIT	0 100	0	0	279.00	SF	85.00	85.00	100	2022	2022	3	100	23,715	
7	0855	CONC PAVER	0 100	0	0	491.00	SF	10.00	10.00	100	2022	2022	3	100	4,910	
8	0855	CONC PAVER	0 100	0	0	354.00	SF	10.00	10.00	100	2022	2022	3	100	3,540	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



95182 SPRING BLOSSOM LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF	60,756
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TOTAL OB/XF																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010								
2	0855	CONC PAVER	0 100	0	0	1,015.00	SF	10.00	10.00	100	2021	2021	3	100	10,150								
3	0855	CONC PAVER	0 100	0	0	202.00	SF	10.00	10.00	100	2021	2021	3	100	2,020								
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5	0855	CONC PAVER	0 100	0	0	34.00	SF	10.00	10.00	100	2021	2021	3	100	340								
6	0861	POOL GUNIT	0 100	0	0	279.00	SF	85.00	85.00	100	2022	2022	3	100	23,715								
7	0855	CONC PAVER	0 100	0	0	491.00	SF	10.00	10.00	100	2022	2022	3	100	4,910								
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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							

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
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VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 8			
BUILDING MARKET VALUE										381,065			
TOTAL MARKET OB/XF VALUE										60,756			
TOTAL LAND VALUE - MARKET										250,000			
TOTAL MARKET VALUE										691,821			
SOH/AGL Deduction										153,658			
ASSESSED VALUE										538,163			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										488,163			
TOTAL JUST VALUE										691,821			
NCON VALUE										32,165			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										592,158			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015716	SWIM POOL	50,000	11/12/2021
B2007834	ADDITION	18,354	09/18/2020
B007263	NEW CONSTR	124,000	06/01/2000

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B2007834	ADDITION	18,354	09/18/2020
B007263	NEW CONSTR	124,000	06/01/2000

BUILDING NOTES									
BAS=[YR=2001] W34 S9 FSP=[YR=2001] W24 S6 E2 S3 E6 S3 E10 N4 E2 N2 E4 N6 \$ S6 W4 S2 W2 S4 W10 N3 W6 N3 W2 N6 W11 S38 E13 FOP=[YR=2001] S4 W1 S3 E3 N1 E13 S1 E3 FGR=[YR=2001] S17 E23 N21 W9 N6 W7 S6 W7 S4 \$ N4 W4 N1 W1 N2 W2 N3 W6 S3 W5 \$ E5 N3 E6 S3 E2 S2 E1 S1 E11 N6 E7 S6 E10 N6 E2 N4 E12 N40 \$									

BUILDING DIMENSIONS									
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BAS=[YR=2001] W34 S9 FSP=[YR=2001] W24 S6 E2 S3 E6 S3 E10 N4 E2 N2 E4 N6 \$ S6 W4 S2 W2 S4 W10 N3 W6 N3 W2 N6 W11 S38 E13 FOP=[YR=2001] S4 W1 S3 E3 N1 E13 S1 E3 FGR=[YR=2001] S17 E23 N21 W9 N6 W7 S6 W7 S4 \$ N4 W4 N1 W1 N2 W2 N3 W6 S3 W5 \$ E5 N3 E6 S3 E2 S2 E1 S1 E11 N6 E7 S6 E10 N6 E2 N4 E12 N40 \$
