

LOT 13
IN OR 1481/944 & OR 1481/946
AZALEA POINTE PB 6/164-165

JUDS LIVING TRUST/JUDS DAWN L TRUSTEE
95145 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

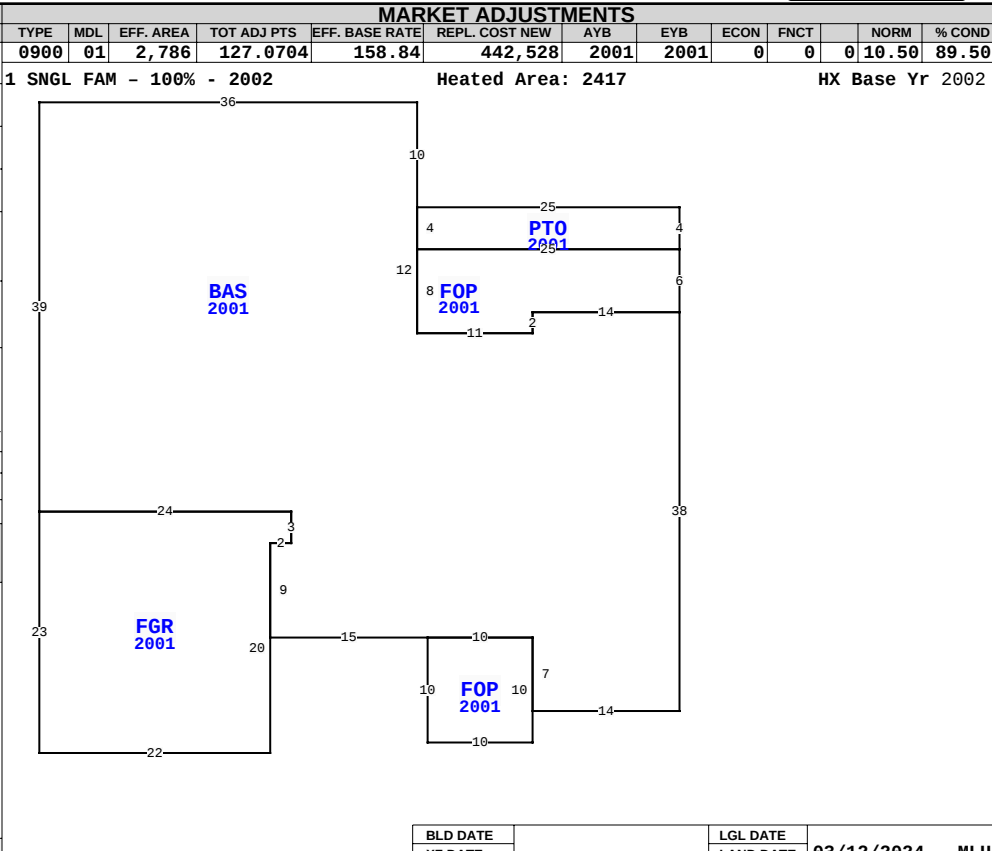
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3030.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,417	100	2,417	343,605
FGR	512	55	282	40,090
FOP	100	30	30	4,265
FOP	172	30	52	7,393
PTO	100	5	5	711
TOTALS	3,301		2,786	396,063

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	0811	CONCRETE B	0 100	0	0	686.00	SF	5.20	5.20	100	2001
3	0858	SCULP CONC	0 100	0	0	346.00	SF	13.00	13.00	100	2001
4	0885	WATERSCAPE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2001
5	0910	SCRN RM L	0 100	25	4	100.00	SF	15.00	15.00	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	PUD	0.00	0.00	1.00	LT	1.00



95145 SPRING BLOSSOM LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/12/2024 MLU											

TOTAL OB/XF											
15,357											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		396,063	
TOTAL MARKET OB/XF VALUE		15,357	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		711,420	
SOH/AGL Deduction		380,741	
ASSESSED VALUE		330,679	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		280,679	
TOTAL JUST VALUE		711,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		643,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216076	TKLWTR	0	08/01/2012
B0108167	NEW CONSTR	188,820	04/01/2001
E017999	NEW CONSTR	2,500	04/01/2001
P014657	NEW CONSTR	0	04/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1481/0946	2/27/2007	WD U	I	I	01
GRANTOR: JUDS DENNIS R SR & DA					
GRANTEE: JUDS DAWN L & DENNI					
1481/0944	2/27/2007	WD U	I	I	01
GRANTOR: JUDS DENNIS R SR & DA					
GRANTEE: JUDS DENNIS R SR &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2001] W25 BAS=[YR=2001] N10 W36 S39 FGR=[YR=2001] S23 E22 N20 E2 N3 W24 \$ E24 S3 W2 S9 E15 FOP=[YR=2001] S10 E10 N10 W10 \$ E10 S7 E14 N38 FOP=[YR=2001] N6 W25 S8 E11 N2 E14\$ W14 S2 W11 N12 \$ S4 E25 N4\$.											