LOT 15 IN OR 930/528
AZALEA POINTE PB 6/164-165

GRUPE VIRGINIA M
95179 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

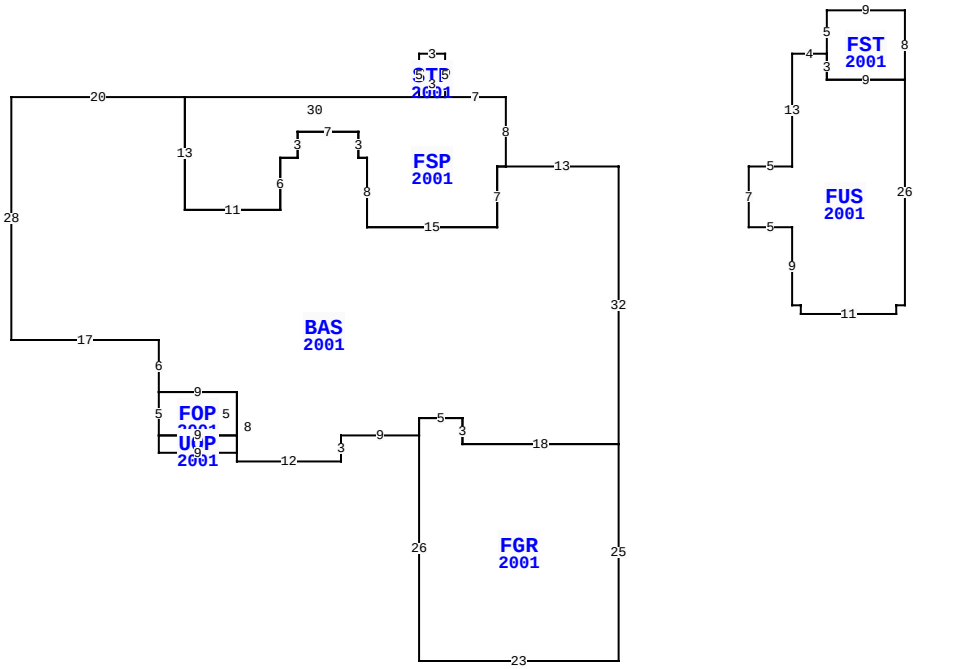
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,013	100	2,013	276,457
FGR	590	55	324	44,496
FOP	45	30	14	1,922
FSP	425	40	170	23,347
FST	72	55	40	5,493
FUS	396	100	396	54,385
STP	15	10	2	275
UOP	18	20	4	549
TOTALS	3,574		2,963	406,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,963	123.4502	154.31	457,221	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2002 Heated Area: 2409 HX Base Yr 2002



95179 SPRING BLOSSOM LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		406,927
TOTAL MARKET OB/XF VALUE		9,923
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		716,850
SOH/AGL Deduction		385,557
ASSESSED VALUE		331,293
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		276,293
TOTAL JUST VALUE		716,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007262	NEW CONSTR	117,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/0528	5/01/2000	WD	Q	V		65,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GRUPE JOHN D & VIRG						
0930/0526	5/01/2000	WD	U	V	19	52,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FSP=[YR=2001] N8 W7 STP=[YR=2001] N5 W3 S5 E3 $ W30 S13 E11 N6 E2 N3 E7 S3 E1 S8 E15 N7 E1 $ W1 S7 W15 N8 W1 N3 W7 S3 W2 S6 W11 N13 W20 S28 E17 S6 FOP=[YR=2001] S5 UOP=[YR=2001] S2 E9 N2 W9 $ E9 N5 W9 $ E9 S8 E12 N3 E9 FGR=[YR=2001] S26 E23 N25 W18 N3 W5 S2 $ N2 E5 S3 E18 N32 $ PTR= E15 FUS=[YR=2001] E5 N13 E4 FST=[YR=2001] N5 E9 S8 W9 N3 $ S3 E9 S26 W1 S1 W11 N1 W1 N9 W5 N7 $ W15 $.

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,273.00	SF	4.00	4.00	100	2001	2001	3	80	4,074	
3	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2001	2001	3	80	146	
4	0855	CONC PAVER	0	100	0	0	419.00	SF	7.00	7.00	100	2012	2012	3	93	2,728	

LAND DESCRIPTION

TOTAL OB/XF 9,923

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS