

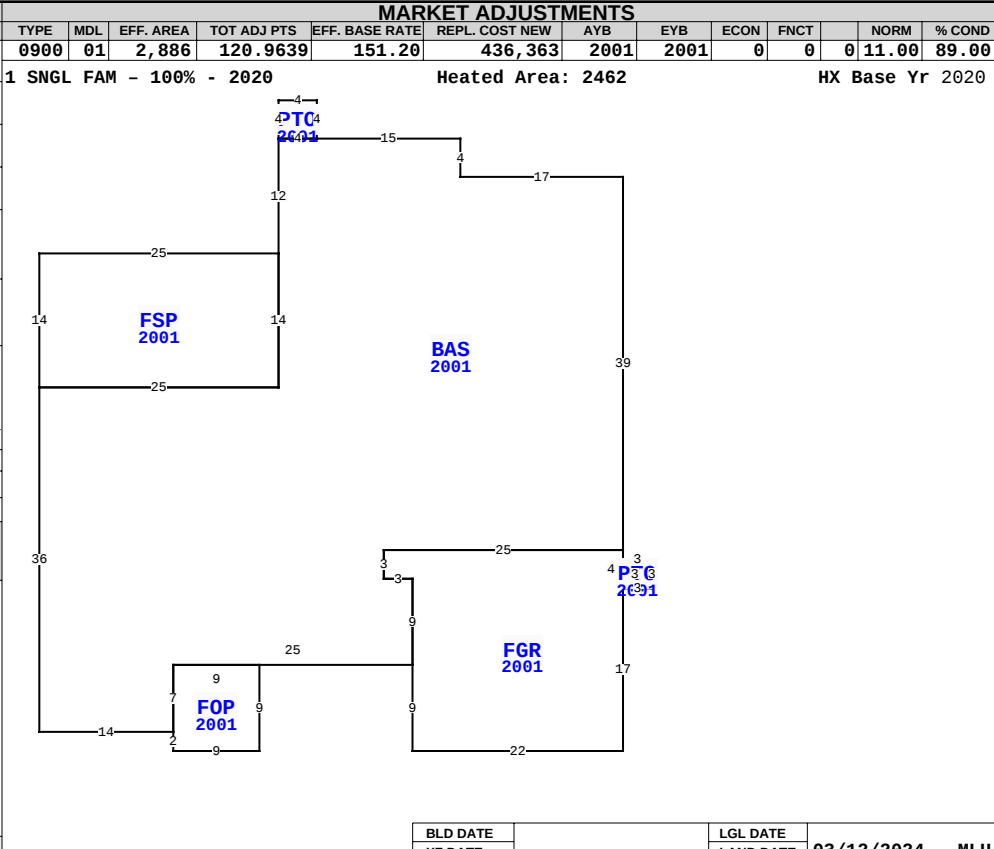


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,462	100	2,462	331,306
FGR	471	55	259	34,853
FOP	81	30	24	3,230
FSP	350	40	140	18,840
PTO	9	5	0	0
PTO	16	5	1	134
TOTALS	3,389		2,886	388,363

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	0812	CONCRETE C	0 100	0	0	1,609.00	SF	4.00	4.00	100	2001



95197 SPRING BLOSSOM LN, FERNANDINA BEACH, FL 32034	BLD DATE		LGL DATE	03/12/2024	MLU
	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		388,363	
TOTAL MARKET OB/XF VALUE		8,124	
TOTAL LAND VALUE - MARKET		315,000	
TOTAL MARKET VALUE		711,487	
SOH/AGL Deduction		325,848	
ASSESSED VALUE		385,639	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		335,639	
TOTAL JUST VALUE		711,487	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,806	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108347	NEW CONSTR	185,000	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0862	7/01/2019	WD	Q	I	01	455,000
GRANTOR: SAMPSON BEVERLY S						
GRANTEE: MCKEEL JAMES T & DO						
2043/1639	5/03/2016	WD	Q	I	01	425,000
GRANTOR: WATTERSON INDIA M ET						
GRANTEE: SAMPSON BEVERLY S						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W17 N4 W15 PT0=[YR=2001] N4 W4 S4 E4 \$ W4 S12											
FSP=[YR=2001] W25 S14 E25 N14 \$ S14 W25 S36 E14											
FOP=[YR=2001] S2 E9 N9 W9 S7 \$ N7 E25 FGR=[YR=2001] S9 E22											
N17 PT0=[YR=2001] E3 N3 W3 S3 \$ N4 W25 S3 E3 S9 \$ N9 W3 N3											
E25 N39 \$.											

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	

TOTAL OB/XF											