

LOT 18
IN OR 1770/939
AZALEA POINTE PB 6/164-165

CHING CAPTAIN STEPHEN T & KATHLEEN JT REVOC TRUST/
95227 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	2,655	100	2,655	356,672
FGR	516	55	284	38,152
FOP	130	30	39	5,239
FOP	214	30	64	8,597
TOTALS	3,515		3,042	408,661

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,393.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	188.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	204.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	366.00	SF	7.25	7.25	
6	0910	SCRN RM L	0	100	0	0	857.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,042	120.0830	150.10	456,604	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2006											
Heated Area: 2655											
HX Base Yr 2006											

95227 SPRING BLOSSOM LN, FERNANDINA BEACH											
BLD DATE 03/12/2024 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		408,661	
TOTAL MARKET OB/XF VALUE		19,710	
TOTAL LAND VALUE - MARKET		315,000	
TOTAL MARKET VALUE		743,371	
SOH/AGL Deduction		395,942	
ASSESSED VALUE		347,429	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		297,429	
TOTAL JUST VALUE		743,371	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		673,794	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412148	XFOB	6,846	01/01/2004
M015122	H/AC	0	06/01/2001
B0108190	NEW CONSTR	204,960	04/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1770/0939	12/21/2011	WD	U	I	30
GRANTOR: CHING STEPHEN T & KAT					
GRANTEE: CHING STEPHEN T & K					
1356/1000	10/06/2005	WD	Q	I	
GRANTOR: LIPMAN ANDREW J & GRA					
GRANTEE: CHING STEPHEN T & K					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W34 S9 FOP=[YR=2001] W22 S9 E6 S3 E10 N4 E2 N2 E4 N6 \$ S6 W4 S2 W2 S4 W10 N3 W6 N9 W13 S38 E13 FOP=[YR=2001] S7 E18 FGR=[YR=2001] S17 E23 N21 W7 N6 W3 S3 W5 S3 W8 S4 \$ N4 W4 N2 W2 N4 W6 S3 W6 \$ E6 N3 E6 S4 E2 S2 E12 N3 E5 N3 E3 S6 E9 N7 W2 N3 E15 N40 \$.											