LOT 21 IN OR 919/1179
EX ASGNMT OF ESMT RIGHTS
IN OR 1507/998

DUFFY PAUL W & LINDA M
95242 SPRING BLOSSOM LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0021-0000

BUILDING CHARACTERISTICS

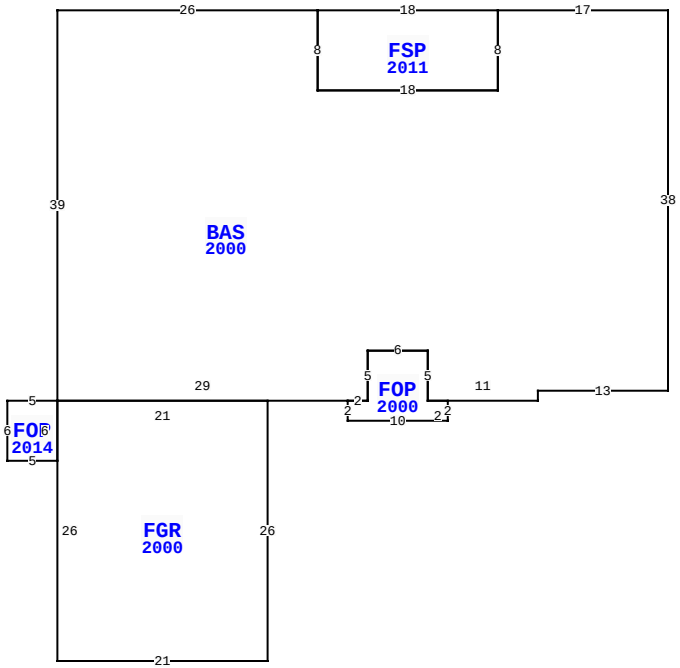
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,192	100	2,192	293,141
FGR	546	55	300	40,120
FOP	50	30	15	2,006
FOP	30	30	9	1,204
FSP	144	40	58	7,756
TOTALS	2,962		2,574	344,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,574	120.8880	151.11	388,957	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2001 Heated Area: 2192 HX Base Yr 2001



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

95242 SPRING BLOSSOM LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		368,582
TOTAL MARKET OB/XF VALUE		9,507
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		678,089
SOH/AGL Deduction		351,008
ASSESSED VALUE		327,081
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,081
TOTAL JUST VALUE		678,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429143	576SF FGR	45,708	08/01/2014
B006893	NEW CONSTR	104,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0919/1179	2/10/2000	WD	Q	V		74,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: DUFFY PAUL W & LIND						
0919/1177	2/10/2000	WD	U	V	19	52,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 FSP=[YR=2011] W18 S8 E18 N8 $ S8 W18 N8 W26 S39 FOP=[YR=2014] W5 S6 E5 N6 $ FGR=[YR=2000] S26 E21 N26 W21 $ E29 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N1 E13 N38 $.

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	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	2,049.00	SF	4.00	4.00	100	2000	2000	3	79	6,475	
3	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2000	2000	3	79	92	

LAND DESCRIPTION

TOTAL OB/XF 9,507

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 08/05/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

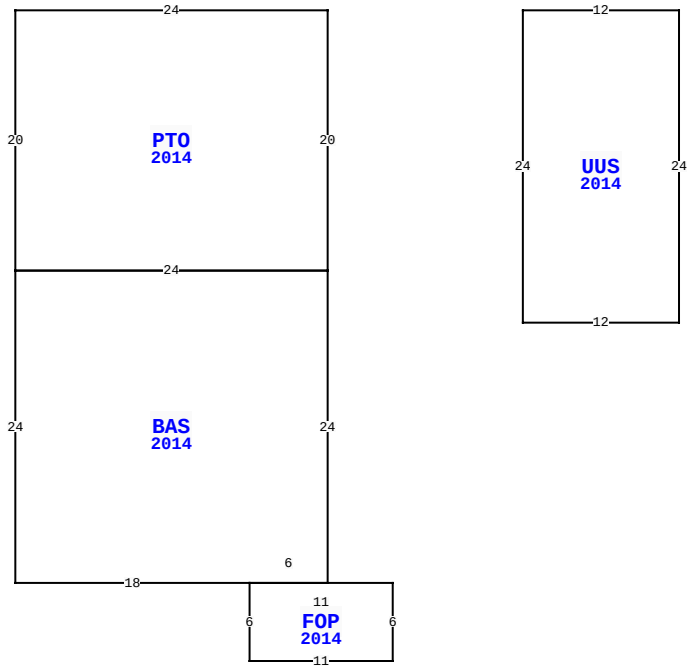
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	18,362
FOP	66	30	20	637
PTO	480	5	24	765
UUS	288	50	144	4,590
TOTALS	1,410		764	24,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	764	101.2000	35.42	27,061	2014	2014	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2001 Heated Area: 576 HX Base Yr 2001



95242 SPRING BLOSSOM LN, FERNANDINA BEACH

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GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W24 S20 BAS=[YR=2014] S24 E18 FOP=[YR=2014] S6 E11 N6 W11$ E6 N24 W24$ E24 N20$ PTR=E15 UUS=[YR=2014] E12 S24 W12 N24$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/05/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS