LOT 25
AZALEA POINTE PB 6/164-165

FRICKE CRAIG W/SERINO GINA M
95182 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

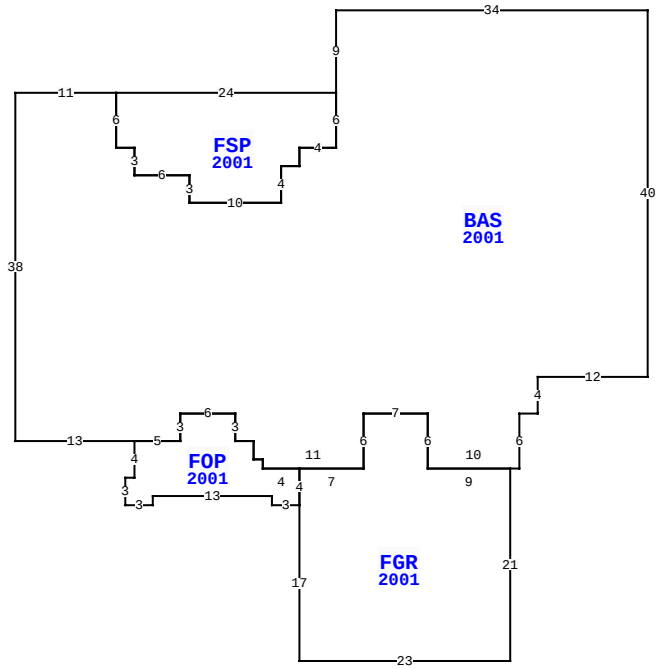
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,638	100	2,638	344,660
FGR	525	55	289	37,758
FOP	120	30	36	4,704
FSP	226	40	90	11,759
TOTALS	3,509		3,053	398,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,053	117.4380	146.80	448,180	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 2638 HX Base Yr 2021



95182 SPRING BLOSSOM LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		398,880
TOTAL MARKET OB/XF VALUE		59,584
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		758,464
SOH/AGL Deduction		204,156
ASSESSED VALUE		554,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		504,308
TOTAL JUST VALUE		758,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015716	SWIM POOL	50,000	11/12/2021
B2007834	ADDITION	18,354	09/18/2020
B007263	NEW CONSTR	124,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/0828	3/09/2020	WD	Q	I	01	500,000
GRANTOR: KENNEDY BARBARA M & B						
GRANTEE: FRICKE CRAIG W & GI						
2103/1041	2/27/2017	WD	Q	I	01	455,000
GRANTOR: ORR THOMAS C REVOCABL						
GRANTEE: KENNEDY BARBARA M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W34 S9 FSP=[YR=2001] W24 S6 E2 S3 E6 S3 E10 N4 E2 N2 E4 N6 $ S6 W4 S2 W2 S4 W10 N3 W6 N3 W2 N6 W11 S38 E13 FOP=[YR=2001] S4 W1 S3 E3 N1 E13 S1 E3 FGR=[YR=2001] S17 E23 N21 W9 N6 W7 S6 W7 S4 $ N4 W4 N1 W1 N2 W2 N3 W6 S3 W5 $ E5 N3 E6 S3 E2 S2 E1 S1 E11 N6 E7 S6 E10 N6 E2 N4 E12 N40 $.

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	0855	CONC PAVER	0	100	0	0	1,015.00	SF	10.00	10.00	100	2021	2021	3	99	10,049	
3	0855	CONC PAVER	0	100	0	0	202.00	SF	10.00	10.00	100	2021	2021	3	99	2,000	
4	0911	SCRN RM A	0	100	35	22	770.00	SF	17.50	17.50	100	2021	2021	3	93	12,532	
5	0855	CONC PAVER	0	100	0	0	34.00	SF	10.00	10.00	100	2021	2021	3	99	337	
6	0861	POOL GUNIT	0	100	0	0	279.00	SF	85.00	85.00	100	2022	2022	3	98	23,241	
7	0855	CONC PAVER	0	100	0	0	491.00	SF	10.00	10.00	100	2022	2022	3	100	4,910	
8	0855	CONC PAVER	0	100	0	0	354.00	SF	10.00	10.00	100	2022	2022	3	100	3,540	

LAND DESCRIPTION

TOTAL OB/XF 59,584

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 11/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS