



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		2 100
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	1,903	100	1,903	266,990
FGR	480	55	264	37,039
FOP	77	30	23	3,227
FOP	140	30	42	5,893

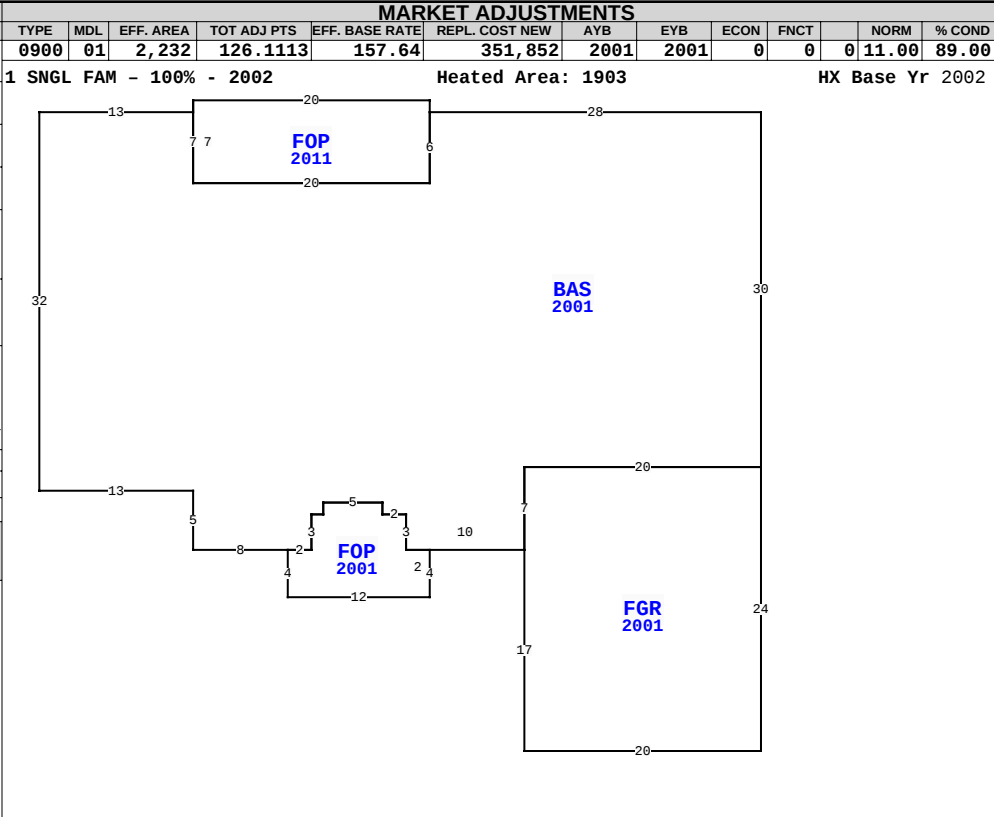
TOTALS 2,600 2,232 313,148

EXTRA FEATURES

L N	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	0811	CONCRETE B	0 100	0	0	646.00	SF	5.20	5.20	100	2001	2001	3	80	2,687	
3	0845	KOOL DECK	0 100	0	0	99.00	SF	7.25	7.25	100	2001	2001	3	80	574	
4	1242	WD DECK A	0 100	0	0	365.00	SF	10.00	10.00	100	2004	2004	3	22	803	
5	0911	SCRN RM A	0 100	0	0	365.00	SF	17.50	17.50	100	2004	2004	3	22	1,405	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



95158 SPRING BLOSSOM LN, FERNANDINA BEACH, FL 32034

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/12/2024 MLU

L N	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	
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5	0911	SCRN RM A	0 100	0	0	365.00	SF	17.50	17.50	100	2004	2004	3	22	1,405	

TOTAL OB/XF 8,444

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				313,148	
TOTAL MARKET OB/XF VALUE				8,444	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				621,592	
SOH/AGL Deduction				341,967	
ASSESSED VALUE				279,625	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				229,625	
TOTAL JUST VALUE				621,592	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				557,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014903	H/AC	0	03/01/2001
P014515	NEW CONSTR	0	02/01/2001
E017749	NEW CONSTR	0	02/01/2001
B0107859	NEW CONSTR	120,000	01/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0960/0250	11/30/2000	WD	Q	V		66,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: MOORE CHARLES E & S							
0960/0248	11/30/2000	WD	U	V	19	52,000	
GRANTOR: OCEAN REACH JOINT VEN							
GRANTEE: BRYLEN HOMES LTD							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W28 FOP=[YR=2011] N1 W20 S7 E20 N6\$ S6 W20 N7 S1 W13 S32 E13 S5 E8 FOP=[YR=2001] S4 E12 N4 W2 N3 W2 N1 W5 S1 W1 S3 W2\$ E2 N3 E1 N1 E5 S1 E2 S3 E10 FGR=[YR=2001] S17 E20 N24 W20 S7 \$ N7 E20 N30 \$.