LOT 30
AZALEA POINTE PB 6/164-165

LAWRENCE WALTER E & ALLISON H
95112 SPRING BLOSSOM CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0131-0030-0000

BUILDING CHARACTERISTICS

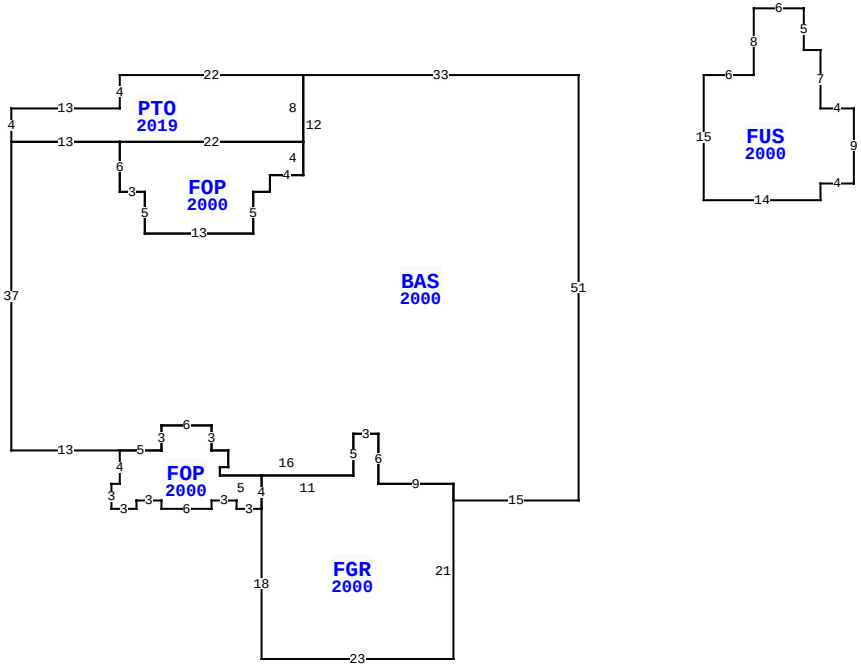
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,739	100	2,739	384,148
FGR	512	55	282	39,551
FOP	121	30	36	5,049
FOP	189	30	57	7,994
FUS	300	100	300	42,075
PTO	228	5	11	1,543
TOTALS	4,089		3,425	480,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,425	122.6222	153.28	524,984	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 3039 HX Base Yr 2022



95112 SPRING BLOSSOM CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		480,360
TOTAL MARKET OB/XF VALUE		8,765
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		789,125
SOH/AGL Deduction		352,198
ASSESSED VALUE		436,927
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		386,927
TOTAL JUST VALUE		789,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214717	REPAIR/RRF	0	05/01/2021
B1908397	DEMO POOL	0	10/03/2019
B14496	SWIM POOL	25,000	02/01/2005
B99067	NEW CONSTR	143,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2516/1851	11/18/2021	WD	Q	I	01	885,000
GRANTOR: GAISSERT ANNA J						
GRANTEE: LAWRENCE WALTER ERI						
1198/0194	12/29/2003	WD	U	I		510,000
GRANTOR: DELPUECH PATRICK R &						
GRANTEE: GAISSERT ANNA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W33 PTO=[YR=2019] W22 S4 W13 S4 E13
FOP=[YR=2000] S6 E3S5 E13 N5 E2 N2 E4 N4 W22$ E22 N8$ S12 W4 S2 W2 S5 W13 N5 W3 N6 W13 S37 E13 FOP=[YR=2000] S4 W1 S3 E3 N1 E3 S1 E6 N1 E3 S1 E3 FGR=[YR=2000] S18 E23 N21 W9 N6 W3 S5 W11 S4 $ N4W5 N1 E1 N2 W2 N3 W6 S3 W5 $ E5N3 E6 S3 E2 S2 W1 S1 E16 N5 E3S6 E9 S2 E15 N51$ PTR=E15 FUS=[YR=2000] E6 N8 E6 S5 E2 S7 E4 S9 W4 S2 W14 N15$ 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
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	1,005.00	SF	4.00	4.00	100	2000	2000	3	79	3,176	
3	0911	SCRN RM A	0	100	22	8	176.00	SF	17.50	17.50	100	2019	2019	3	86	2,649	

LAND DESCRIPTION

TOTAL OB/XF 8,765

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 10/11/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS