LOT 12
IN OR 1966/1900
AZALEA POINTE PB 6/164-165

CONE R B & SUZANNE
P O BOX 17019
FERNANDINA BEACH, FL 32035

2025

00-00-30-0131-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

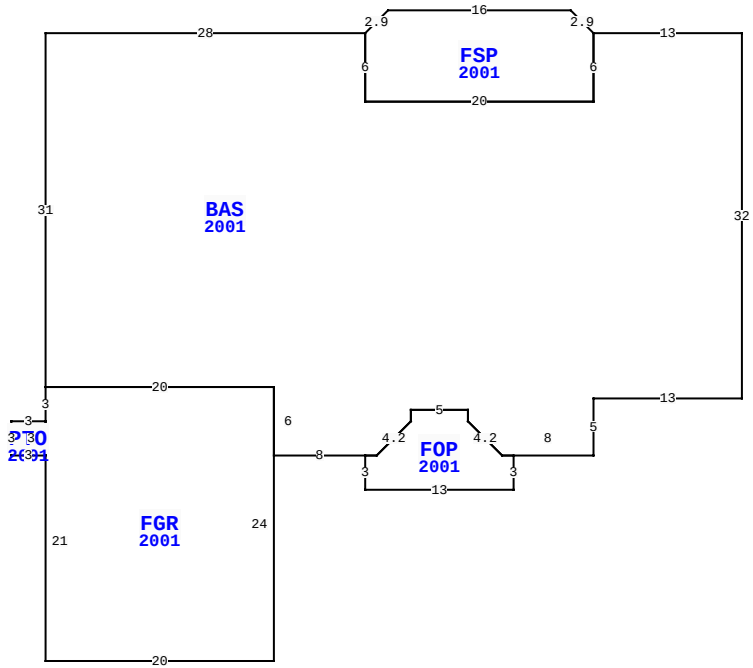
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2001	1,923	291,515
FGR	480	55	2001	264	40,021
FOP	68	30	2001	20	3,032
FSP	156	40	2001	62	9,398
PTO	9	5	2001	0	0
TOTALS	2,636			2,269	343,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,269	129.0415	170.33	386,479	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2015 Heated Area: 1923 HX Base Yr 2015



95123 SPRING BLOSSOM LN, 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		343,966
TOTAL MARKET OB/XF VALUE		11,250
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		655,216
SOH/AGL Deduction		303,369
ASSESSED VALUE		351,847
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		251,125
TOTAL JUST VALUE		655,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002094	WINDOWS	38,000	02/07/2022
B24646	GARAGE	3,616	04/01/2011
B0108168	NEW CONSTR	155,010	04/01/2001
P014658	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/1900	3/31/2014	WD	U	I	11	100
GRANTOR: ECKERT PAUL JR & ASHL						
GRANTEE: CONE R B & SUZANNE						
1910/0250	3/31/2014	WD	Q	I	01	410,000
GRANTOR: ECKERT PAUL JR & ASHL						
GRANTEE: CONE R B & SUZANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FSP=[YR=2001] L2 U2 W16 D2 L2 S6 E20 N6 $ S6 W20 N6 W28 S31 FGR=[YR=2001] S3 PTO=[YR=2001] W3 S3 E3 N3 $ S21 E20 N24 W20 $ E20 S6 E8 FOP=[YR=2001] S3 E13 N3 W1 U3 L3 N1 W5 S1 L3 D3 W1 $ E1 U3 R3 N1 E5 S1 R3 D3 E8 N5 E13 N32 $.

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	84	2,940	
2	0855	CONC PAVER	0	100	0	0	800.00	SF	7.00	7.00	100	2012	2012	3	92	5,152	
3	0855	CONC PAVER	0	100	0	0	200.00	SF	7.00	7.00	100	2005	2005	3	84	1,176	
4	0855	CONC PAVER	0	100	0	0	337.00	SF	7.00	7.00	100	2005	2005	3	84	1,982	

LAND DESCRIPTION

TOTAL OB/XF 11,250

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	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 08/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS