LOT 17
AZALEA POINTE PB 6/164-165

CROON KENT A & LORI L TRUST/CROON KENT A TRUSTEE
95217 SPRING BLOSSOM LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0131-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

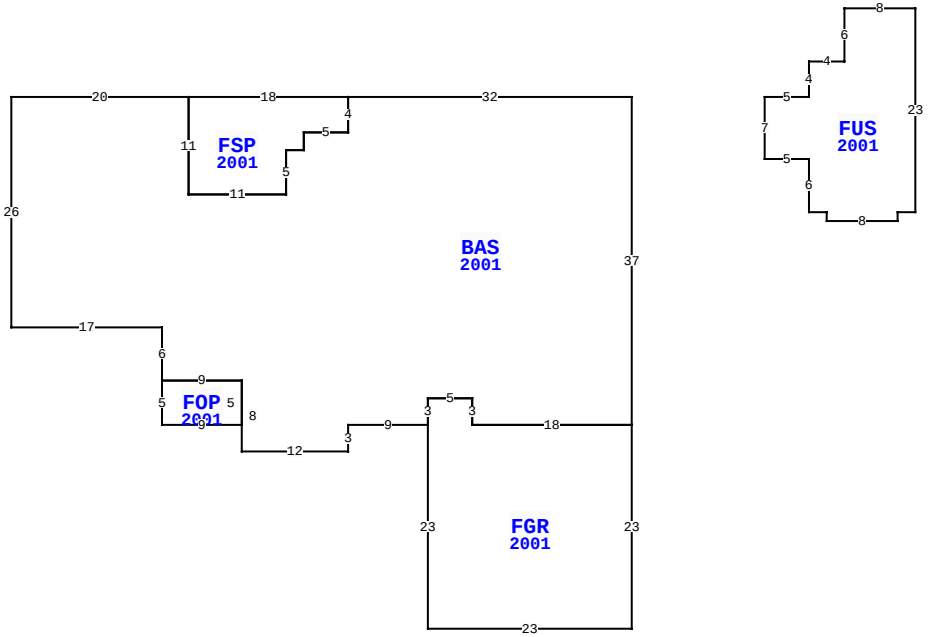
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2001	2,226	309,213
FGR	544	55	2001	299	41,534
FOP	45	30	2001	14	1,944
FSP	153	40	2001	61	8,474
FUS	295	100	2001	295	40,978
TOTALS	3,263			2,895	402,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,895	118.9100	156.96	454,399	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2020 Heated Area: 2521 HX Base Yr 2020



95217 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		402,143
TOTAL MARKET OB/XF VALUE		27,934
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		745,077
SOH/AGL Deduction		296,767
ASSESSED VALUE		448,310
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		397,588
TOTAL JUST VALUE		745,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000548	59X31'6" SCRN ENC	25,000	01/15/2025
19008818	REMODEL	35,000	08/16/2019
B0413435	XFOB	8,620	08/01/2004
B0007331	NEW CONSTR	121,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0459	6/21/2019	WD	Q	I	01	498,000
GRANTOR: ACREE ANSLEY N						
GRANTEE: CROON KENT A & LORI						
0919/1173	2/10/2000	WD	Q	V		74,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ACREE ANSLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 FSP=[YR=2001] W18 S11 E11 N5 E2 N2 E5 N4 $ S4 W5 S2 W2 S5 W11 N11 W20 S26 E17 S6 FOP=[YR=2001] S5 E9 N5 W9 $ E9 S8 E12 N3 E9 FGR=[YR=2001] S23 E23 N23 W18 N3 W5 S3 $ N3 E5 S3 E18 N37 $ PTR= E15 FUS=[YR=2001] E5 N4 E4 N6 E8 S23 W2 S1 W8 N1 W2 N6 W5 N7 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,355.00	SF	4.00	4.00	100	2001	2001	3	79	4,282	
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2001	2001	3	79	200	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
4	0861	POOL GUNIT	0	100	0	0	388.00	SF	85.00	85.00	100	2004	2004	3	32	10,554	
5	0845	KOOL DECK	0	100	0	0	948.00	SF	7.25	7.25	100	2004	2004	3	83	5,705	
6	0910	SCRN RM L	0	100	0	0	1,350.00	SF	15.00	15.00	100	2004	2004	3	21	4,253	

LAND DESCRIPTION

TOTAL OB/XF 27,934

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	1.05	300,000.00	315,000.00	315,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS