

**CHING CAPTAIN STEPHEN T & KATHLEEN JT REVOC TRUST/
95227 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034**

00-00-30-0131-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION			TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100			0900	01	3,042	120.0830	158.51	482,187	2001	2001	0	0	11.00	89.00	VALUATION BY					STANDARD												
Roof Structure		03	GABLE/HIP 100			1 SNGL FAM - 100% - 2006										Heated Area: 2655										HX Base Yr 2006									
Roof Cover		03	COMP SHNGL 100													BUILDING MARKET VALUE					429,146														
Interior Wall		05	DRYWALL 100													TOTAL MARKET OB/XF VALUE					18,758														
Interior Floor		11	CLAY TILE 50													TOTAL LAND VALUE - MARKET					315,000														
Interior Floor		14	CARPET 50													TOTAL MARKET VALUE					762,904														
Air Condition		03	CENTRAL 100													SOH/AGL Deduction					405,400														
Heating Type		04	AIR DUCTED 100													ASSESSED VALUE					357,504														
Bedrooms			3 100													TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms			2.5 100													BASE TAXABLE VALUE					306,782														
Frame		02	WOOD FRAME 100													TOTAL JUST VALUE					762,904														
Stories		1.	1. 100													NCON VALUE					0														
Units		00	0 100			INCOME VALUE																													
Occupancy		00	NONE 100			PREVIOUS YEAR MKT VALUE					743,371																								
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	2,655	100	2001	2,655	374,551																														
FGR	516	55	2001	284	40,065																														
FOP	130	30	2001	39	5,502																														
FOP	214	30	2001	64	9,029																														
TOTALS		3,515		3,042	429,146																														
EXTRA FEATURES					95227 SPRING BLOSSOM LN, FERNANDINA BEACH										BLD DATE					LGL DATE															
															XF DATE					LAND DATE															
															INC DATE					AG DATE															
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	03/12/2024 MLU																		
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	0812	CONCRETE C	0 100	0	0	1,393.00	SF	4.00	4.00	100	2001	2001	3	79	4,402																				
3	0810	CONCRETE A	0 100	0	0	188.00	SF	6.50	6.50	100	2001	2001	3	79	965																				
4	0861	POOL GUNIT	0 100	0	0	204.00	SF	85.00	85.00	100	2004	2004	3	32	5,549																				
5	0845	KOOL DECK	0 100	0	0	366.00	SF	7.25	7.25	100	2004	2004	3	83	2,202																				
6	0910	SCRN RM L	0 100	0	0	857.00	SF	15.00	15.00	100	2004	2004	3	21	2,700																				
LAND DESCRIPTION										TOTAL OB/XF 18,758																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																		