LOT 19
AZALEA POINTE PB 6/164-165

PAGNOTTI DIANE W L/E/
95251 SPRING BLOSSOM LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0131-0019-0000

BUILDING CHARACTERISTICS

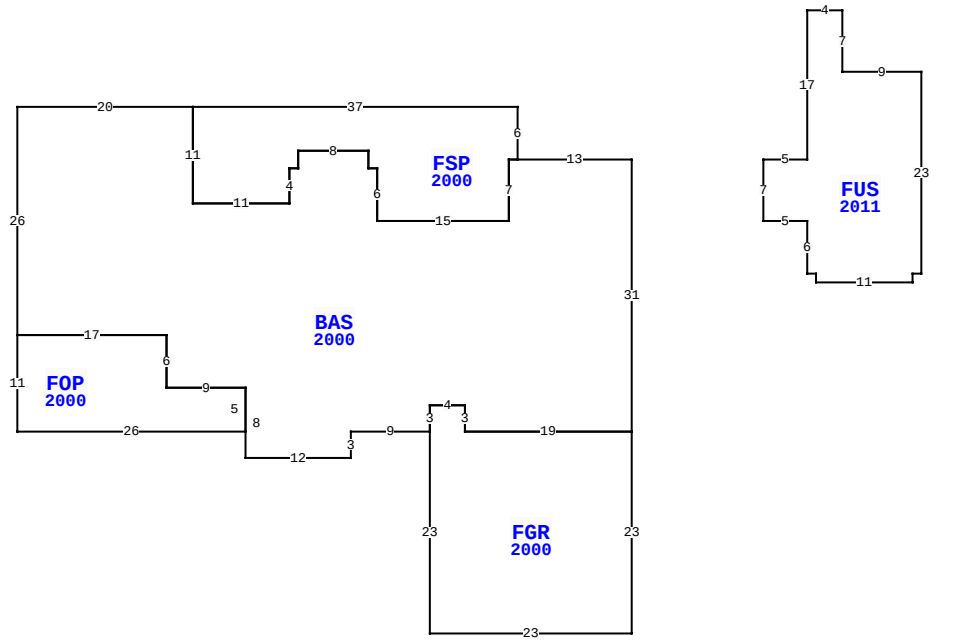
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,928	100	2000	1,928	280,624
FGR	541	55	2000	298	43,374
FOP	232	30	2000	70	10,189
FSP	376	40	2000	150	21,833
FUS	373	100	2011	373	54,291
TOTALS	3,450			2,819	410,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,819	125.3040	165.40	466,263	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2020 Heated Area: 2301 HX Base Yr 2020



95251 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		410,311
TOTAL MARKET OB/XF VALUE		9,298
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		734,609
SOH/AGL Deduction		382,696
ASSESSED VALUE		351,913
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		296,191
TOTAL JUST VALUE		734,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007080	NEW CONSTR	100,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1307	6/24/2024	LE	U	I	11	100
GRANTOR: PAGNOTTI DIANE WASSER						
GRANTEE: PAGNOTTI JENNA M						
2246/1344	12/11/2018	WD	Q	I	02	420,000
GRANTOR: WOOD ELLA CRAWFORD P/						
GRANTEE: PAGNOTTI MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 FSP=[YR=2000] N6 W37 S11 E11 N4 E1 N2 E8 S2 E1 S6 E15 N7 E1 $ W1 S7 W15 N6 W1 N2 W8 S2 W1 S4 W11 N11 W20 S26 FOP=[YR=2000] S11 E26 N5 W9 N6 W17 $ E17 S6 E9 S8 E12 N3 E9 FGR=[YR=2000] S23 E23 N23 W19 N3 W4 S3 $ N3 E4 S3 E19 N31 $ PTR= E15 FUS=[YR=2011] E5 N17 E4 S7 E9 S23 W1 S1 W11 N1 W1 N6 W5 N7$ 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	0812	CONCRETE C	0	100	0	0	1,438.00	SF	4.00	4.00	100	2000	2000	3	77	4,429	
2	0462	ST/AL FNC	0	100	0	0	1,344.00	SF	10.00	10.00	100	2001	2001	3	28	3,763	
3	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00	100	2001	2001	3	79	1,106	

LAND DESCRIPTION

TOTAL OB/XF 9,298

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	RES	100	0003		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