LOT 22
IN OR 2092/356
EX ASGNMT OF ESMT RIGHTS

LEVINE ROBERT H & CYNTHIA HARHEN
95228 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0131-0022-0000

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	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

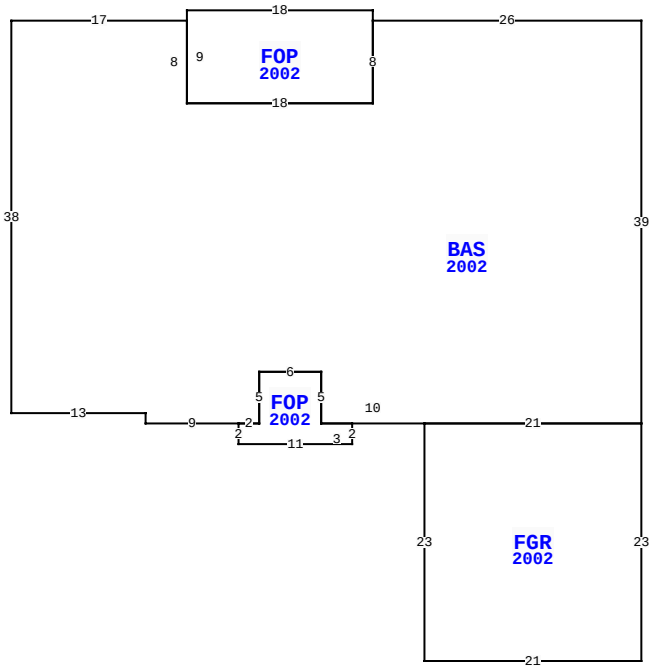
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2002	2,192	322,676
FGR	483	55	2002	266	39,156
FOP	52	30	2002	16	2,355
FOP	162	30	2002	49	7,213
TOTALS	2,889			2,523	371,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,523	125.3040	165.40	417,304	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2017 Heated Area: 2192 HX Base Yr 2017



95228 SPRING BLOSSOM LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		371,401
TOTAL MARKET OB/XF VALUE		10,714
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		682,115
SOH/AGL Deduction		313,516
ASSESSED VALUE		368,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,877
TOTAL JUST VALUE		682,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209357	NEW CONSTR	183,235	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/0356	12/30/2016	WD	Q	I	01	390,000
GRANTOR: ESCURE GENEVIEVE						
GRANTEE: LEVINE ROBERT HOWAR						
1894/1154	12/19/2013	WD	Q	I	02	390,000
GRANTOR: WORLEY PAUL L JR & JE						
GRANTEE: ESCURE GENEVIEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W26 FOP=[YR=2002] N1 W18 S9 E18 N8$ S8 W18 N8 W17 S38 E13 S1 E9 FOP=[YR=2002] S2 E11 N2 W3 N5 W6 S5 W2$ E2 N5 E6 S5 E10 FGR=[YR=2002] S23 E21 N23 W21$ E21 N39$.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	506.00	SF	5.20	5.20	100	2002	2002	3	80	2,105	
3	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	2002	2002	3	80	1,175	
4	0825	BRICK	0	100	0	0	364.00	SF	12.50	12.50	100	2012	2012	3	98	4,459	

LAND DESCRIPTION

TOTAL OB/XF 10,714

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/05/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS