LOT 27
AZALEA POINTE PB 6/164-165

ZEIGLER SCOTT H & ANGELA B
9511 SPRING BLOSSOM CT
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0131-0027-0000**

## BUILDING CHARACTERISTICS

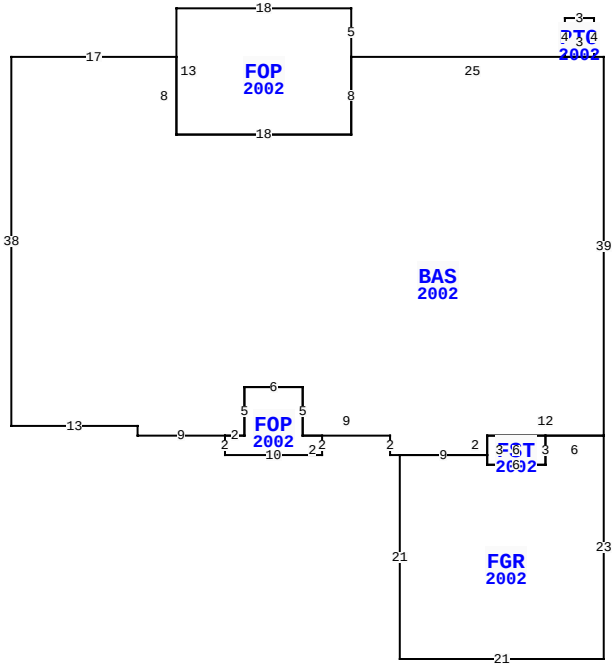
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,212 | 100 | 2002 | 2,212 | 326,762 |
| FGR | 447 | 55 | 2002 | 246 | 36,340 |
| FOP | 50 | 30 | 2002 | 15 | 2,216 |
| FOP | 234 | 30 | 2002 | 70 | 10,341 |
| FST | 18 | 55 | 2002 | 10 | 1,477 |
| PTO | 12 | 5 | 2002 | 1 | 148 |
| TOTALS | 2,973 | | | 2,554 | 377,283 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,554 | 125.7456 | 165.98 | 423,913 | 2002 | 2002 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2212 HX Base Yr 2024




9511 SPRING BLOSSOM CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 377,283 |
| TOTAL MARKET OB/XF VALUE | | 21,017 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 698,300 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 698,300 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 647,578 |
| TOTAL JUST VALUE | | 698,300 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 681,047 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0209405 | XFOB | 6,228 | 02/01/2002 |
| B0108710 | NEW CONSTR | 173,520 | 08/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2624/0074 | 3/07/2023 | WD | Q | I | 01 | 830,000 |
| GRANTOR: FLEISCHER MATTHEW L & | | | | | | |
| GRANTEE: ZEIGLER SCOTT H & A | | | | | | |
| 2612/0116 | 1/05/2023 | QC | U | I | 11 | 100 |
| GRANTOR: FLEISCHER MATTHEW L | | | | | | |
| GRANTEE: FLEISCHER MATTHEW L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W1 PTO=[YR=2002] N4 W3 S4 E3 $ W25
FOP=[YR=2002] N5 W18 S13 E18 N8$ S8 W18 N8 W17 S38 E13 S1 E9
FOP=[YR=2002] S2 E10 N2 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E9 S2 E1
FGR=[YR=2002] S21 E21 N23 W6 FST=[YR=2002] W6 S3 E6 N3$ S3 W6
N1 W9$ E9 N2 E12 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,865.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 5,968 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 5 | 3 | 15.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 78 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 558.00 | SF | 7.25 | 7.25 | 100 | 2002 | 2002 | 3 | 80 | 3,236 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 280.00 | SF | 85.00 | 85.00 | 100 | 2002 | 2002 | 3 | 27 | 6,426 | |
| 6 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 778.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 20 | 2,334 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,017

| 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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS