LOT 12
IN OR 1966/1900
AZALEA POINTE PB 6/164-165

CONE R B & SUZANNE
P O BOX 17019
FERNANDINA BEACH, FL 32035

2026

00-00-30-0131-0012-0000

BUILDING CHARACTERISTICS

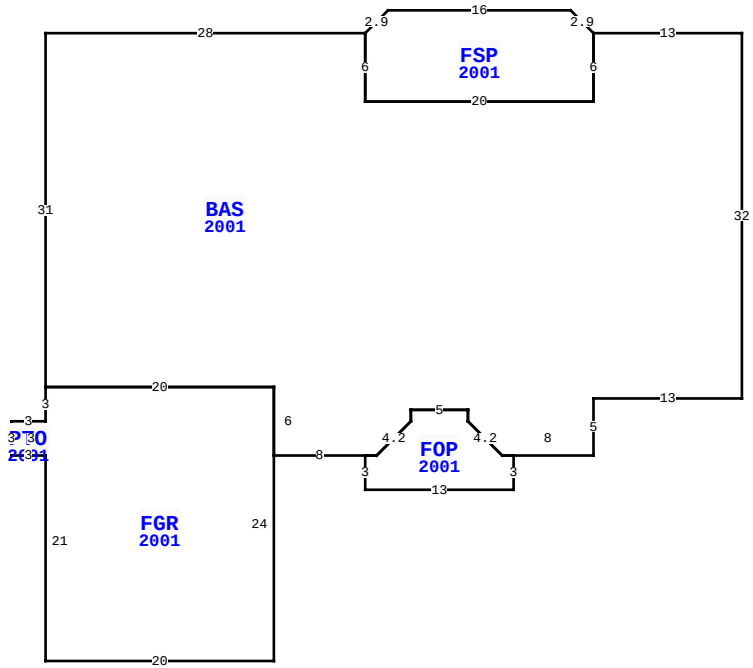
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,923	100	2001	1,923	278,713
FGR	480	55	2001	264	38,263
FOP	68	30	2001	20	2,898
FSP	156	40	2001	62	8,986
PTO	9	5	2001	0	0
TOTALS	2,636			2,269	328,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,269	117.8205	163.77	371,594	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2015 Heated Area: 1923 HX Base Yr 2015



95123 SPRING BLOSSOM LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2026 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		328,861
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		656,766
SOH/AGL Deduction		295,419
ASSESSED VALUE		361,347
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		259,936
TOTAL JUST VALUE		656,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002094	WINDOWS	38,000	02/07/2022
B24646	GARAGE	3,616	04/01/2011
B0108168	NEW CONSTR	155,010	04/01/2001
P014658	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1900	3/31/2014	WD	U	I	11	100
GRANTOR: ECKERT PAUL JR & ASHL						
GRANTEE: CONE R B & SUZANNE						
1910/0250	3/31/2014	WD	Q	I	01	410,000
GRANTOR: ECKERT PAUL JR & ASHL						
GRANTEE: CONE R B & SUZANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FSP=[YR=2001] L2 U2 W16 D2 L2 S6 E20 N6 $ S6 W20 N6 W28 S31 FGR=[YR=2001] S3 PTO=[YR=2001] W3 S3 E3 N3 $ S21 E20 N24 W20 $ E20 S6 E8 FOP=[YR=2001] S3 E13 N3 W1 U3 L3 N1 W5 S1 L3 D3 W1 $ E1 U3 R3 N1 E5 S1 R3 D3 E8 N5 E13 N32 $.

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	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	325,000.00	325,000.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS