LOT 13
IN OR 1481/944 & OR 1481/946
AZALEA POINTE PB 6/164-165

JUDS LIVING TRUST/JUDS DAWN L TRUSTEE
95145 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0131-0013-0000

BUILDING CHARACTERISTICS

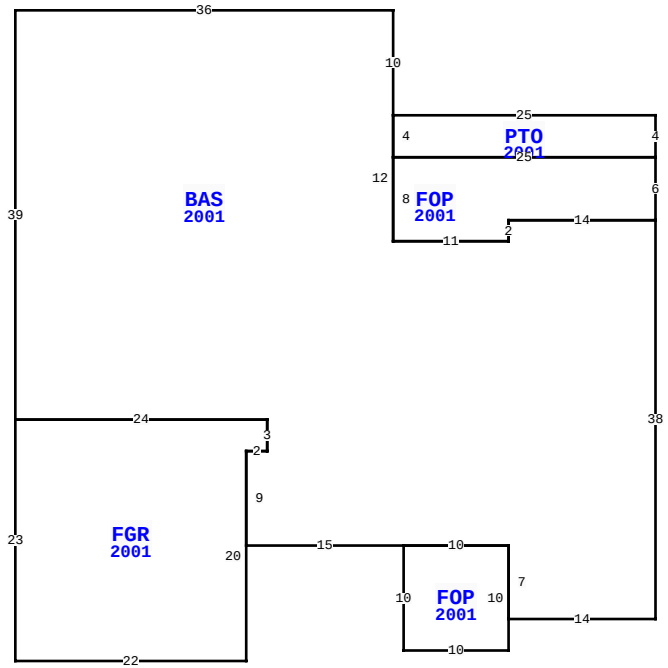
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,417	100	2001	2,417	344,964
FGR	512	55	2001	282	40,248
FOP	100	30	2001	30	4,282
FOP	172	30	2001	52	7,422
PTO	100	5	2001	5	713
TOTALS	3,301			2,786	397,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,786	116.0208	161.27	449,298	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2002 Heated Area: 2417 HX Base Yr 2002



95145 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		397,629
TOTAL MARKET OB/XF VALUE		3,205
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		725,834
SOH/AGL Deduction		376,378
ASSESSED VALUE		349,456
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		298,045
TOTAL JUST VALUE		725,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216076	TKLWTR	0	08/01/2012
B0108167	NEW CONSTR	188,820	04/01/2001
E017999	NEW CONSTR	2,500	04/01/2001
P014657	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/0946	2/27/2007	WD	Q	I	01	100
GRANTOR: JUDS DENNIS R SR & DA						
GRANTEE: JUDS DAWN L & DENNI						
1481/0944	2/27/2007	WD	Q	I	01	100
GRANTOR: JUDS DENNIS R SR & DA						
GRANTEE: JUDS DENNIS R SR &						

BUILDING NOTES

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	
5	0910	SCRN RM L	0	100	25	4	100.00	SF	15.00	15.00	100	2001	2001	3	20	300	

BUILDING DIMENSIONS

PTO=[YR=2001] W25 BAS=[YR=2001] N10 W36 S39 FGR=[YR=2001] S23 E22 N20 E2 N3 W24 $ E24 S3 W2 S9 E15 FOP=[YR=2001] S10 E10 N10 W10 $ E10 S7 E14 N38 FOP=[YR=2001] N6 W25 S8 E11 N2 E14$ W14 S2 W11 N12 $ S4 E25 N4$.

LAND DESCRIPTION

TOTAL OB/XF 3,205

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