

LOT 18
IN OR 1770/939
AZALEA POINTE PB 6/164-165

CHING CAPTAIN STEPHEN T & KATHLEEN JT REVOC TRUST/
95227 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0131-0018-0000



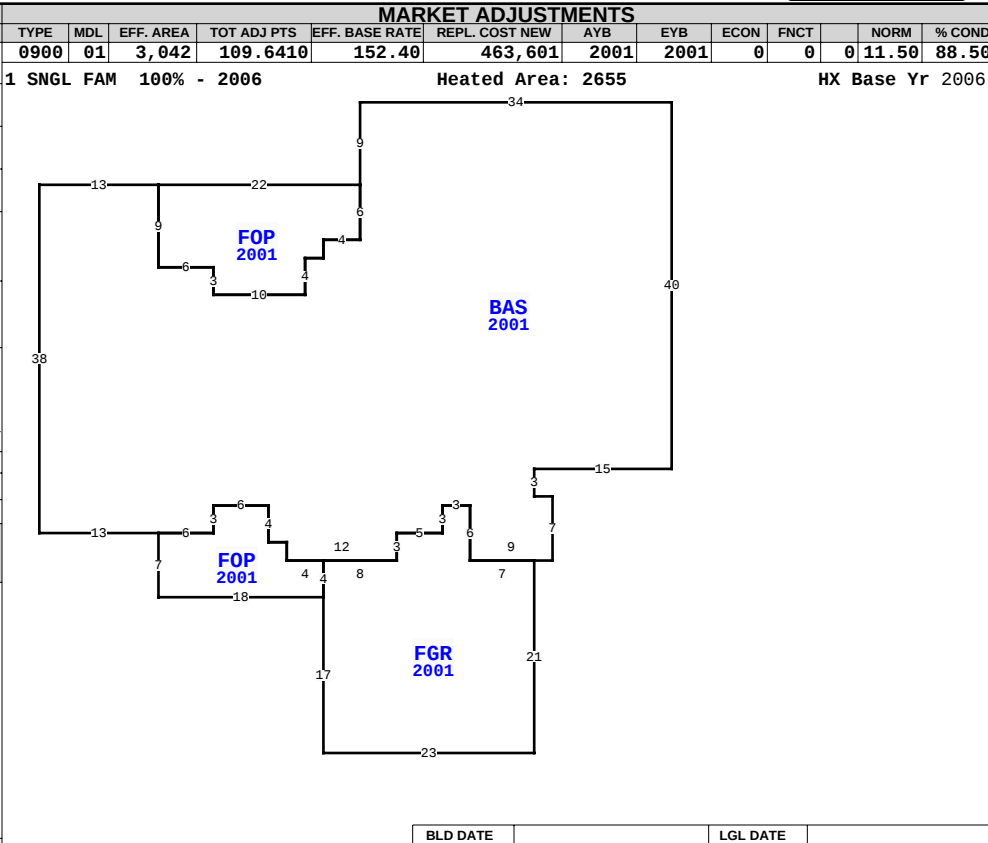
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,655	100	2001	2,655	358,090
FGR	516	55	2001	284	38,305
FOP	130	30	2001	39	5,260
FOP	214	30	2001	64	8,632
TOTALS	3,515			3,042	410,287

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
4	0860	POOL/SPA
6	0910	SCRN RM L

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF 47,976														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85
6	0910	SCRN RM L	0	100	0	857.00	SF	15.00	15.00	100	2004	2004	3	20

TOTAL OB/XF 47,976														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	410,287		
TOTAL MARKET OB/XF VALUE	47,976		
TOTAL LAND VALUE - MARKET	325,000		
TOTAL MARKET VALUE	783,263		
SOH/AGL Deduction	416,106		
ASSESSED VALUE	367,157		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	315,746		
TOTAL JUST VALUE	783,263		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	762,904		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412148	XFOB	6,846	01/01/2004
M015122	H/AC	0	06/01/2001
B0108190	NEW CONSTR	204,960	04/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1770/0939	12/21/2011	WD	U	I	30
GRANTOR: CHING STEPHEN T & KAT					
GRANTEE: CHING STEPHEN T & K					
1356/1000	10/06/2005	WD	Q	I	
GRANTOR: LIPMAN ANDREW J & GRA					
GRANTEE: CHING STEPHEN T & K					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2001] W34 S9 FOP=[YR=2001] W22 S9 E6 S3 E10 N4 E2 N2 E4 N6 \$ S6 W4 S2 W2 S4 W10 N3 W6 N9 W13 S38 E13 FOP=[YR=2001] S7 E18 FGR=[YR=2001] S17 E23 N21 W7 N6 W3 S3 W5 S3 W8 S4 \$ N4 W4 N2 W2 N4 W6 S3 W6 \$ E6 N3 E6 S4 E2 S2 E12 N3 E5 N3 E3 S6 E9 N7 W2 N3 E15 N40 \$.														