LOT 24
AZALEA POINTE PB 6/164-165

ROSEBUSH KEITH FRED JR & BONNIE R L/E/
95196 SPRING BLOSSOM LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0131-0024-0000

BUILDING CHARACTERISTICS

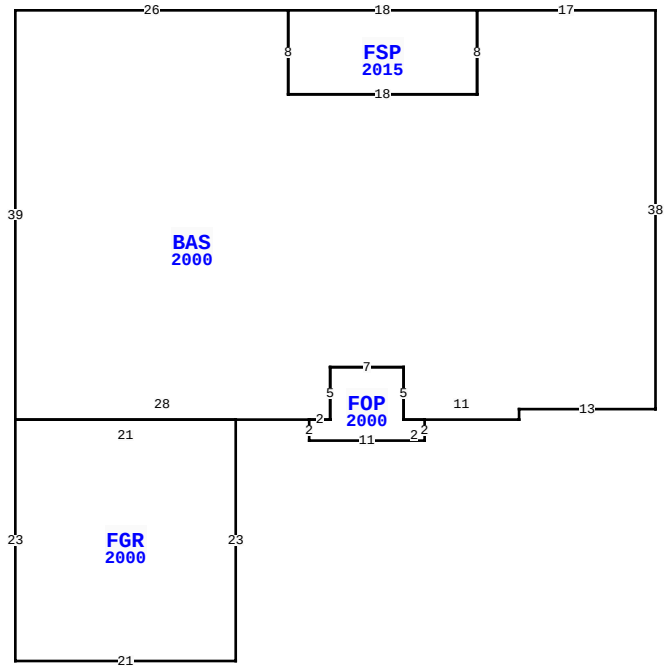
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,187	100	2000	2,187	293,857
FGR	483	55	2000	266	35,741
FOP	57	30	2000	17	2,285
FSP	144	40	2015	58	7,793
TOTALS	2,871			2,528	339,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,528	110.4768	153.56	388,200	2000	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2024 Heated Area: 2187 HX Base Yr 2024



95196 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		339,675
TOTAL MARKET OB/XF VALUE		76,138
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		740,813
SOH/AGL Deduction		0
ASSESSED VALUE		740,813
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		689,402
TOTAL JUST VALUE		740,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		744,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001227	POOL ENC 1170SF	15,000	02/01/2024
SP240000868	POOL	102,125	01/23/2024
B007243	NEW CONSTR	104,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/775	1/08/2025	LE	U	I	11	100
GRANTOR: ROSEBUSH KEITH FRED J						
GRANTEE: ROSEBUSH TYLER KEIT						
2632/362	4/18/2023	WD	Q	I	01	834,000
GRANTOR: PARKER SUSAN SANDERS						
GRANTEE: ROSEBUSH KEITH FRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W17 S8 W18 N8 W26 S39 E28 E2 N5 E7 S5 E11 N1 E13 N38 $
FGR=[YR=2000;ORIG=-61,39] S23 E21 N23 W21 $
FSP=[YR=2015;ORIG=-35,0] S8 E18 N8 W18 $
FOP=[YR=2000;ORIG=-33,39] S2 E11 N2 W2 N5 W7 S5 W2 $
.

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	2000	2000	3	81	2,835	
5	0912	SCRN RM G	0	100	0	0	1,144.00	SF	21.00	21.00	100	2025	2024		97	23,303	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 76,138

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 07/03/2024 BY DJ Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS