LOT 27
AZALEA POINTE PB 6/164-165

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

2026

00-00-30-0131-0027-0000

BUILDING CHARACTERISTICS

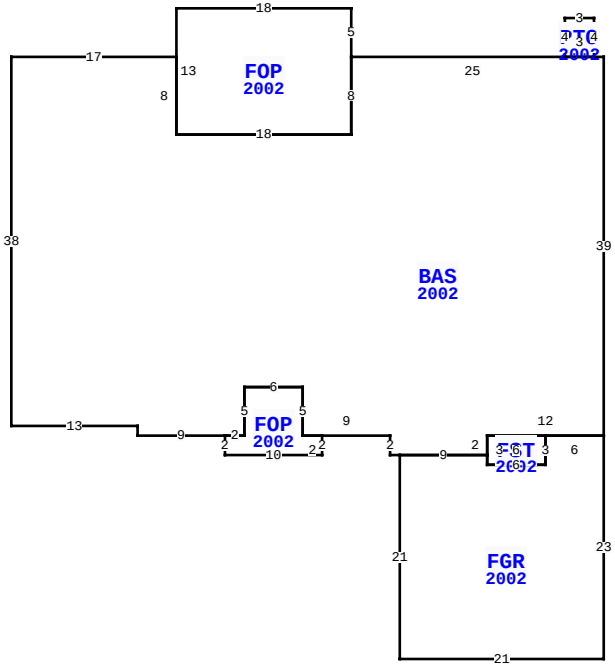
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,212	100	2002	2,212	312,417
FGR	447	55	2002	246	34,744
FOP	50	30	2002	15	2,119
FOP	234	30	2002	70	9,886
FST	18	55	2002	10	1,412
PTO	12	5	2002	1	142
TOTALS	2,973			2,554	360,720

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	114.8112	159.59	407,593	2002	2002	0	0	0	11.50	88.50

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

9511 SPRING BLOSSOM CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		360,720
TOTAL MARKET OB/XF VALUE		47,774
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		733,494
SOH/AGL Deduction		16,340
ASSESSED VALUE		717,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		665,743
TOTAL JUST VALUE		733,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,300

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	84	2,940	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
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 47,774

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