LOT 28
AZALEA POINTE PB 6/164-165

THE DOUGLAS C & SUSAN P BRANDT REV TRUST/BRANDT DO
9517 SPRING BLOSSOM CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0131-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

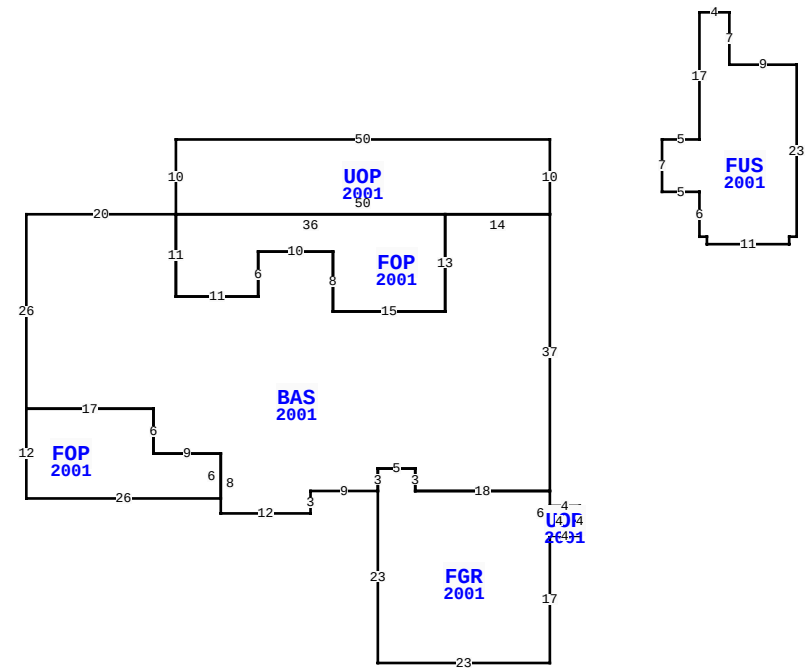
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,013	100	2001	2,013	274,626
FGR	544	55	2001	299	40,792
FOP	258	30	2001	77	10,505
FOP	366	30	2001	110	15,007
FUS	373	100	2001	373	50,887
UOP	16	20	2001	3	409
UOP	500	20	2001	100	13,643
TOTALS	4,070			2,975	405,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,975	111.5310	155.03	461,214	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2025 Heated Area: 2386 HX Base Yr 2025



9517 SPRING BLOSSOM CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		405,868
TOTAL MARKET OB/XF VALUE		57,457
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		788,325
SOH/AGL Deduction		8,638
ASSESSED VALUE		779,687
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		728,276
TOTAL JUST VALUE		788,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		759,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014998	H/AC	0	04/01/2001
B0108040	NEW CONSTR	239,025	03/01/2001
E017857	NEW CONSTR	2,500	03/01/2001
P014607	NEW CONSTR	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/1205	2/05/2025	QC	U	I	11	100
GRANTOR: BRANDT DOUGLAS & SUSA						
GRANTEE: THE DOUGLAS C & SUS						
2466/0590	5/27/2021	WD	Q	I	02	685,000
GRANTOR: PALMATEER STEVEN L &						
GRANTEE: BRANDT DOUGLAS & SU						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W50 S10 BAS=[YR=2001] W20 S26 FOP=[YR=2001] S12 E26 N6 W9 N6 W17 $ E17 S6 E9 S8 E12 N3 E9 FGR=[YR=2001] S23 E23 N17UOP=[YR=2001] E4 N4 W4 S4 $ N6 W18 N3 W5 S3 $ N3 E5 S3 E18 N37 W14 FOP=[YR=2001] W36 S11 E11 N6 E10 S8 E15 N13 $ S13 W15 N8 W10 S6 W11 N11 $ E50 N10 $ PTR= E15 FUS=[YR=2001] E5N17 E4 S7 E9 S23 W1 S1 W11 N1 W1 N6 W5 N7 $ W15 $.

EXTRA FEATURES

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	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	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2001	2001	05	85	51,000	
5	0910	SCRN RM L	0	100	0	0	1,184.00	SF	15.00	15.00	100	2001	2001	3	20	3,552	

LAND DESCRIPTION

TOTAL OB/XF 57,457

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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