



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 60
Interior Floo	14 CARPET 40
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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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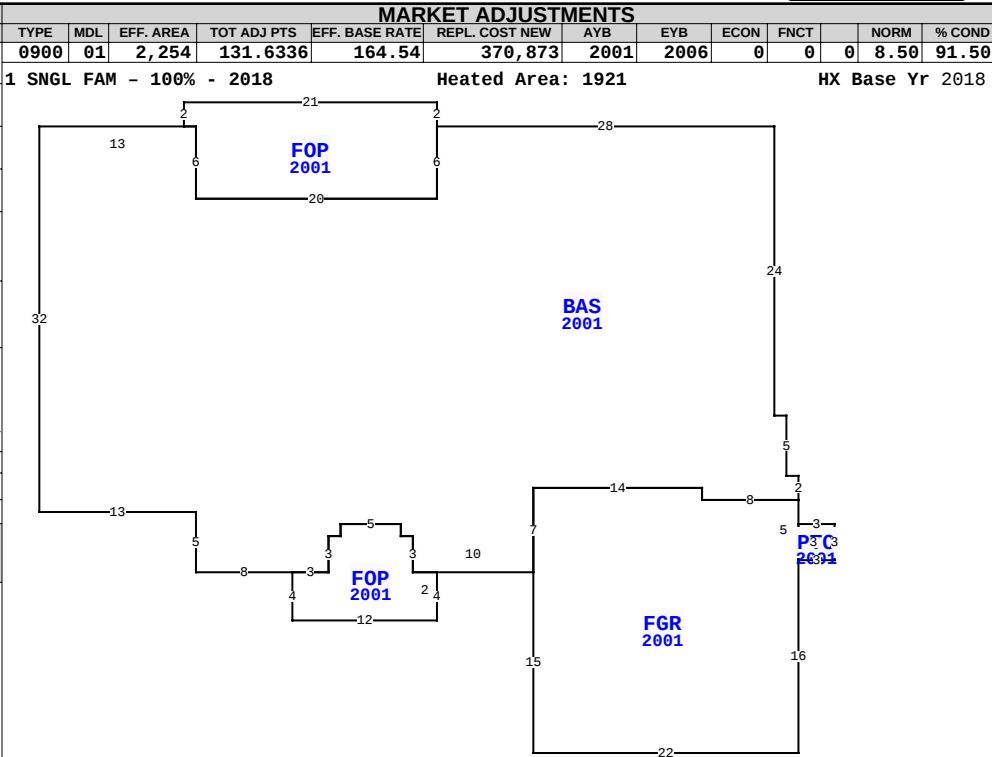
NEIGHBORHOOD/LOC	3030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	1,921	289,214
FGR	476	55	262	39,445
FOP	74	30	22	3,312
FOP	162	30	49	7,377
PTO	9	5	0	0

TOTALS	2,642	2,254	339,349
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	571.00	SF	5.20	
3	0810	CONCRETE A	0 100	0	0	98.00	SF	6.50	
4	0910	SCRN RM L	0 100	21	11	231.00	SF	15.00	
5	1242	WD DECK A	0 100	0	0	272.00	SF	10.00	
6	0462	ST/AL FNC	0 100	0	0	192.00	SF	10.00	
7	1126	CB/STC 8"	0 100	0	0	384.00	SF	4.80	
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	
9	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	
10	0911	SCRN RM A	0 100	0	0	1,352.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00



95252 SPRING BLOSSOM LN, FERNANDINA BEACH, FL 32034	BLD DATE	LGL DATE	03/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	85	2,975	
2	0811	CONCRETE B	0 100	0	0	571.00	SF	5.20	5.20	100	2001	2001	3	80	2,375	
3	0810	CONCRETE A	0 100	0	0	98.00	SF	6.50	6.50	100	2001	2001	3	80	510	
4	0910	SCRN RM L	0 100	21	11	231.00	SF	15.00	15.00	100	2004	2004	3	22	762	
5	1242	WD DECK A	0 100	0	0	272.00	SF	10.00	10.00	100	2004	2004	3	22	598	
6	0462	ST/AL FNC	0 100	0	0	192.00	SF	10.00	10.00	100	2007	2007	3	48	922	
7	1126	CB/STC 8"	0 100	0	0	384.00	SF	4.80	4.80	100	2007	2007	3	88	1,622	
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432	
9	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2019	2019	3	90	22,032	
10	0911	SCRN RM A	0 100	0	0	1,352.00	SF	17.50	17.50	100	2019	2019	3	86	20,348	

TOTAL OB/XF									
52,576	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
52,576	1.00	300,000.00	300,000.00	300,000					

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					339,349				
TOTAL MARKET OB/XF VALUE					59,397				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					698,746				
SOH/AGL Deduction					295,088				
ASSESSED VALUE					403,658				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					353,658				
TOTAL JUST VALUE					698,746				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					635,621				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810868	SWIM POOL	30,000	10/29/2018
B0108134	NEW CONSTR	158,600	04/01/2001
E018000	NEW CONSTR	2,500	04/01/2001
P014656	NEW CONSTR	0	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2723/1523	7/09/2024	WD	Q	I	01	837,500	
GRANTOR: SHERMAN SCOTT L & MAR							
GRANTEE: HILTON KAREN WHITWO							
2165/1334	12/19/2017	WD	Q	I	01	414,500	
GRANTOR: FORGASH ANDREW J III							
GRANTEE: SHERMAN SCOTT L & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W28 FOP=[YR=2001] N2 W21S2 E1 S6 E20 N6\$ S6 W20 N6 W13 S32 E13 S5 E8 FOP=[YR=2001] S4 E12 N4 W2 N3 W1 N1 W5 S1 W1 S3 W3 \$ E3 N3 E1 N1 E5 S1 E1 S3 E10 FGR=[YR=2001] S15 E22 N16 PTO=[YR=2001] E3 N3 W3 S3 \$ N5 W8 N1 W14 S7 \$ N7 E14 S1 E8 N2 W1 N5 W1 N24 \$.									

HILTON KAREN WHITWORTH & ROBERT BENJAMIN
95252 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

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