LOT 23
AZALEA POINTE PB 6/164-165

SICKEL FREDERICK & SHARON
279 LAKESHORE DR
HAYESVILLE, NC 28904

2024

00-00-30-0131-0023-0000

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	12	HARDWOOD 100
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	06	Quality Level 06

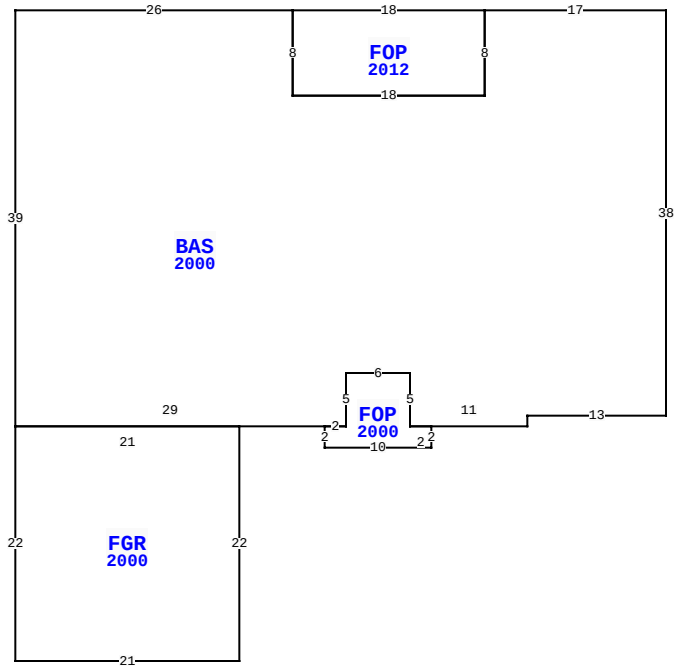
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2,192	299,834
FGR	462	55	254	34,743
FOP	50	30	15	2,051
FOP	144	30	43	5,882
TOTALS	2,848		2,504	342,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,504	123.6480	154.56	387,018	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 2024 Heated Area: 2192 HX Base Yr



95214 SPRING BLOSSOM LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	342,511
TOTAL MARKET OB/XF VALUE	32,112
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	674,623
SOH/AGL Deduction	0
ASSESSED VALUE	674,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	674,623
TOTAL JUST VALUE	674,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	773,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226587	SCRNRM	9,880	11/01/2012
B1226499	SWIM POOL	29,000	10/01/2012
B006900	NEW CONSTR	102,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1757	10/16/2023	WD	Q	I	01	900,000
GRANTOR: GORNICK LINDA L TRUST						
GRANTEE: SICKEL FREDERICK &						
2379/0439	7/24/2020	WD	Q	I	01	529,900
GRANTOR: MCCORKLE FRANK L & JU						
GRANTEE: GORNICK LINDA L TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 FOP=[YR=2012] W18 S8 E18 N8 $ S8 W18 N8 W26 S39 FGR=[YR=2000] S22 E21 N22 W21 $ E29 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N1 E13 N38 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0855	CONC PAVER	0	0	0	0	1,363.00	SF	7.00	7.00	100	2013	2013	3	94	8,969	
3	0855	CONC PAVER	0	0	40	3	120.00	SF	7.00	7.00	100	2013	2013	3	94	790	
4	0861	POOL GUNIT	0	0	0	0	150.00	SF	85.00	85.00	100	2012	2012	3	68	8,670	
5	0855	CONC PAVER	0	0	0	0	408.00	SF	10.00	10.00	100	2012	2012	3	93	3,794	
6	0911	SCRN RM A	0	0	0	0	558.00	SF	17.50	17.50	100	2012	2012	3	55	5,371	
7	0855	CONC PAVER	0	0	0	0	30.00	SF	10.00	10.00	100	2012	2012	3	93	279	
8	0479	VF PICKET	0	0	0	0	24.00	LF	10.00	10.00	100	2012	2012	3	83	199	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	55	1,100	

LAND DESCRIPTION

TOTAL OB/XF 32,112

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	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS