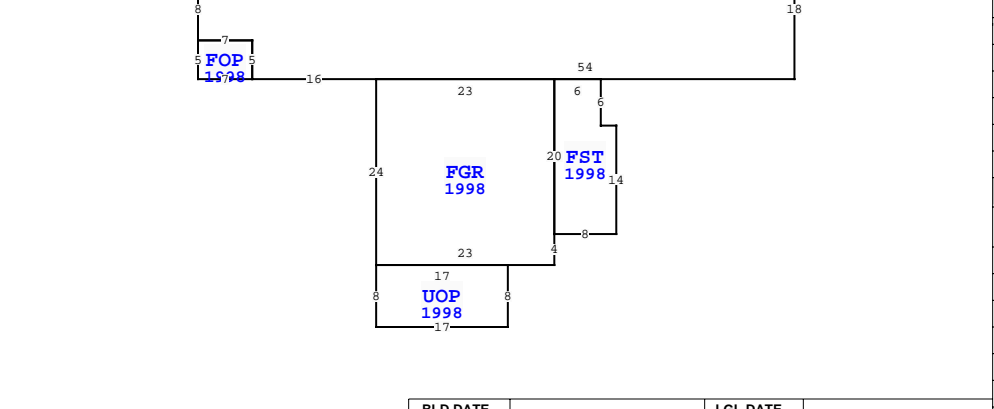




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	12 CEDAR 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	3,511	109.9980	165.00	579,315	1998	1998		0	0	12.50	87.50		
1 SFR CUST - 100% - 2016 Heated Area: 3064 HX Base Yr 2016														



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,064	100	3,064	442,365
DCK	248	10	25	3,609
FGR	552	55	304	43,890
FOP	35	30	10	1,444
FST	148	55	81	11,694
UOP	136	20	27	3,898
TOTALS	4,183		3,511	506,901

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	506,901		
TOTAL MARKET OB/XF VALUE	9,352		
TOTAL LAND VALUE - MARKET	600,000		
TOTAL MARKET VALUE	1,116,253		
SOH/AGL Deduction	567,388		
ASSESSED VALUE	548,865		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	493,865		
TOTAL JUST VALUE	1,116,253		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,033,905		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704398	NEW CONSTR	260,000	11/01/1997
B970660	REPAIR/RRF	0	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/1011	7/19/2018	QC	U	I	11	100
GRANTOR: BLOEMER JOHN DANIEL &						
GRANTEE: BLOEMER FAMILY TRUS						
2021/0412	12/29/2015	WD	Q	I	01	590,000
GRANTOR: CUDDEBACK CATHARINE J						
GRANTEE: BLOEMER JOHN DANIEL						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0810	CONCRETE A	0	100	0	1,497.00	SF	6.50	6.50	100	1998	1998	3	75	7,298	
3	0810	CONCRETE A	0	100	10	30.00	SF	6.50	6.50	100	1998	1998	3	75	146	
4	1126	CB/STC 8"	0	100	8	48.00	SF	8.00	8.00	100	1998	1998	3	75	288	

13 SPARKLEBERRY CT, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/14/2024
										INC DATE		AG DATE	MLU
TOTAL OB/XF 9,352													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1998] W20 N16W8 N7 DCK=[YR=1998] N7 U4 L4 W16 L4 D4 S7 E24\$ W24 S7 W24 N12 W18 S12 W1 S4 W3 S13 E3 S4 E18S8 FOP=[YR=1998] S5 E7 N5 W7 \$ E7 S5 E16 FGR=[YR=1998] S24 UOP=[YR=1998] S8 E17 N8 W17 \$ E23 N4 FST=[YR=1998] E8 N14 W2 N6 W6 S20 \$N20 W23 \$ E54 N18 \$.													

LAND DESCRIPTION														TOTAL OB/XF 9,352										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	500,000.00	600,000.00	600,000							