



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

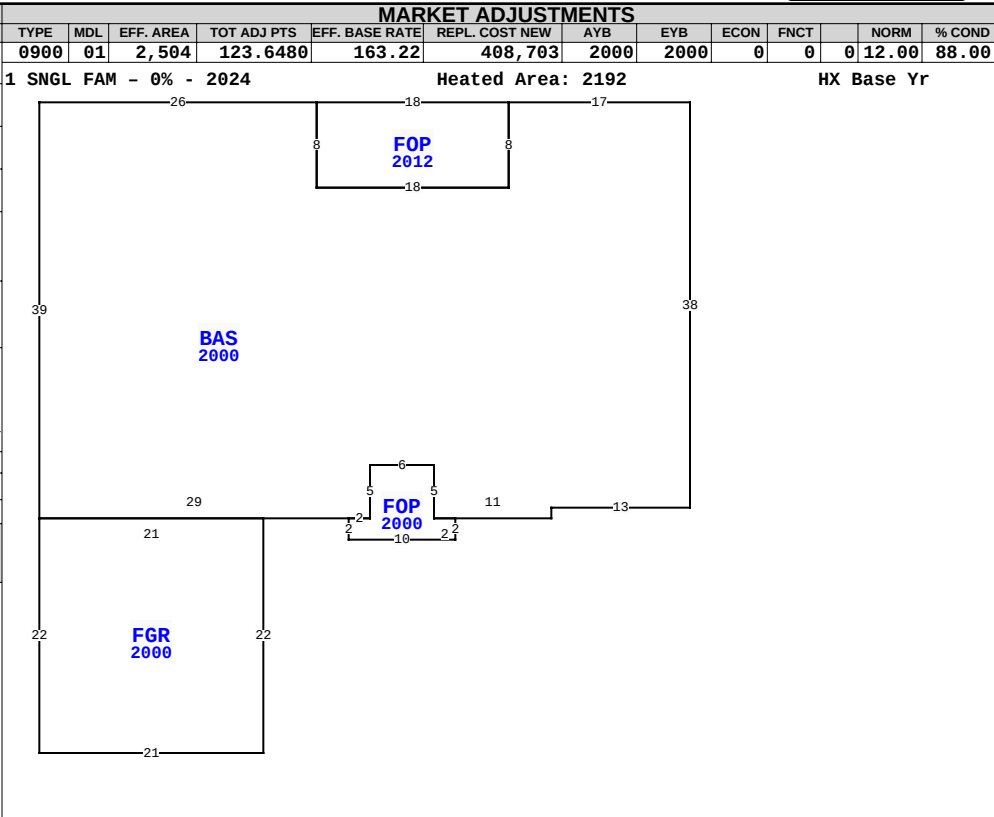
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3030.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2000	2,192	314,845
FGR	462	55	2000	254	36,483
FOP	50	30	2000	15	2,154
FOP	144	30	2012	43	6,176

TOTALS	2,848			2,504	359,659
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	1,363.00	SF	7.00
3	0855	CONC PAVER	0	0	40	3	120.00	SF	7.00
4	0861	POOL GUNIT	0	0	0	0	150.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	408.00	SF	10.00
6	0911	SCRN RM A	0	0	0	0	558.00	SF	17.50
7	0855	CONC PAVER	0	0	0	0	30.00	SF	10.00
8	0479	VF PICKET	0	0	0	0	24.00	LF	10.00
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00



95214 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0855	CONC PAVER	0	0	0	0	1,363.00	SF	7.00	7.00	100	2013	2013	3	93	8,873	
3	0855	CONC PAVER	0	0	40	3	120.00	SF	7.00	7.00	100	2013	2013	3	93	781	
4	0861	POOL GUNIT	0	0	0	0	150.00	SF	85.00	85.00	100	2012	2012	3	64	8,160	
5	0855	CONC PAVER	0	0	0	0	408.00	SF	10.00	10.00	100	2012	2012	3	92	3,754	
6	0911	SCRN RM A	0	0	0	0	558.00	SF	17.50	17.50	100	2012	2012	3	50	4,883	
7	0855	CONC PAVER	0	0	0	0	30.00	SF	10.00	10.00	100	2012	2012	3	92	276	
8	0479	VF PICKET	0	0	0	0	24.00	LF	10.00	10.00	100	2012	2012	3	81	194	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	50	1,000	

LAND DESCRIPTION										TOTAL OB/XF										30,826	
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	LA VAL				
1	000100	C	RES	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					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		359,659	
TOTAL MARKET OB/XF VALUE		30,826	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		690,485	
SOH/AGL Deduction		0	
ASSESSED VALUE		690,485	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		690,485	
TOTAL JUST VALUE		690,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		674,623	

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	
2735/1494	8/20/2024	QC	U	I	11	100	
GRANTOR: SICKEL FREDERICK & SH							
GRANTEE: SICKEL FAMILY LIVIN							
2673/1757	10/16/2023	WD	Q	I	01	900,000	
GRANTOR: GORNICK LINDA L TRUST							
GRANTEE: SICKEL FREDERICK &							

BUILDING NOTES									
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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 \$.									