LOT 20
AZALEA POINTE PB 6/164-165

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

2026

00-00-30-0131-0020-0000

BUILDING CHARACTERISTICS

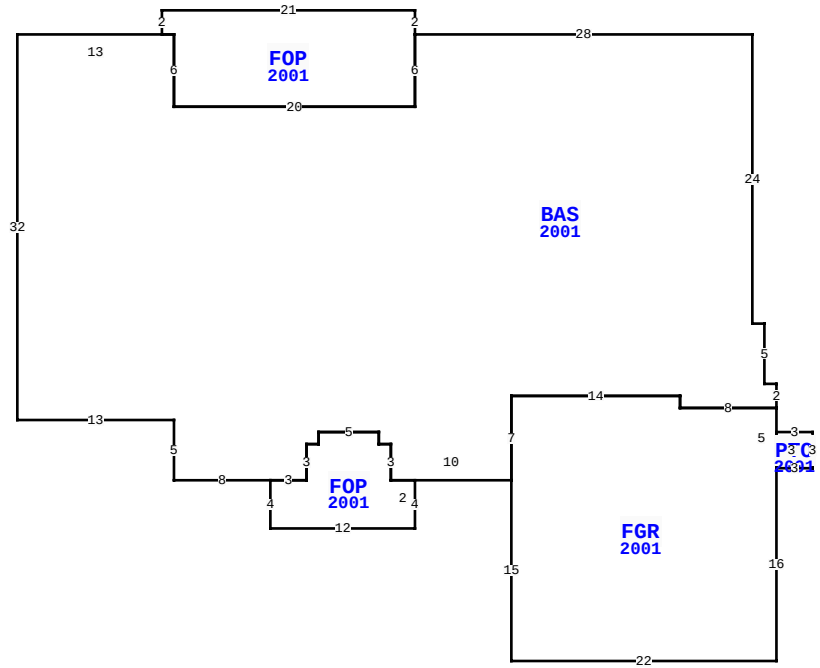
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,921	100	2001	1,921	290,434
FGR	476	55	2001	262	39,612
FOP	74	30	2001	22	3,326
FOP	162	30	2001	49	7,408
PTO	9	5	2001	0	0
TOTALS	2,642			2,254	340,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	120.1872	167.06	376,553	2001	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2025 Heated Area: 1921 HX Base Yr 2025



95252 SPRING BLOSSOM LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		340,780
TOTAL MARKET OB/XF VALUE		72,209
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		737,989
SOH/AGL Deduction		4,909
ASSESSED VALUE		733,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		681,669
TOTAL JUST VALUE		737,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,807

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

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 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
4	0910	SCRN RM L	0	100	21	11	231.00	SF	15.00	15.00	100	2004	2004	3	20	693	
5	1242	WD DECK A	0	100	0	0	272.00	SF	10.00	10.00	100	2004	2004	3	20	544	
7	1126	CB/STC 8"	0	100	0	0	384.00	SF	4.80	4.80	100	2007	2007	3	86	1,585	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
10	0911	SCRN RM A	0	100	0	0	1,352.00	SF	18.00	18.00	100	2019	2019	3	78	18,982	

LAND DESCRIPTION

TOTAL OB/XF 72,209

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	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