LOT 23
AZALEA POINTE PB 6/164-165

SICKEL FREDERICK & SHARON L/E/
95214 SPRING BLOSSOM LANE
FERNANDINA BEACH, FL 32034

2026

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	04	Quality Level 04

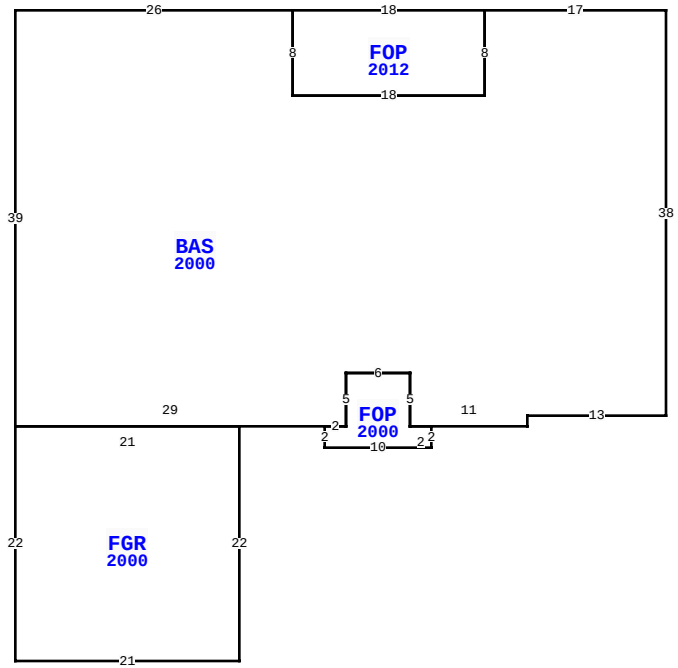
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2000	2,192	300,992
FGR	462	55	2000	254	34,878
FOP	50	30	2000	15	2,060
FOP	144	30	2012	43	5,905
TOTALS	2,848			2,504	343,834

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	112.8960	156.93	392,953	2000	2000	0	0	0	12.50	87.50

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	04/01/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	343,834
TOTAL MARKET OB/XF VALUE	52,355
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	721,189
SOH/AGL Deduction	0
ASSESSED VALUE	721,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	721,189
TOTAL JUST VALUE	721,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	690,485

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

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	81	2,835	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2012	2012	04	90	45,000	
6	0911	SCRN RM A	0	0	0	0	558.00	SF	18.00	18.00	100	2012	2012	3	45	4,520	

LAND DESCRIPTION

TOTAL OB/XF 52,355

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	0	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