LOT 22 IN OR 2212/1011
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

BLOEMER FAMILY TRUST/BLOEMER JOHN D TRUSTEE
13 SPARKLEBERRY CT
FERNANDINA BEACH, FL 32034

2026

01-6N-29-0201-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

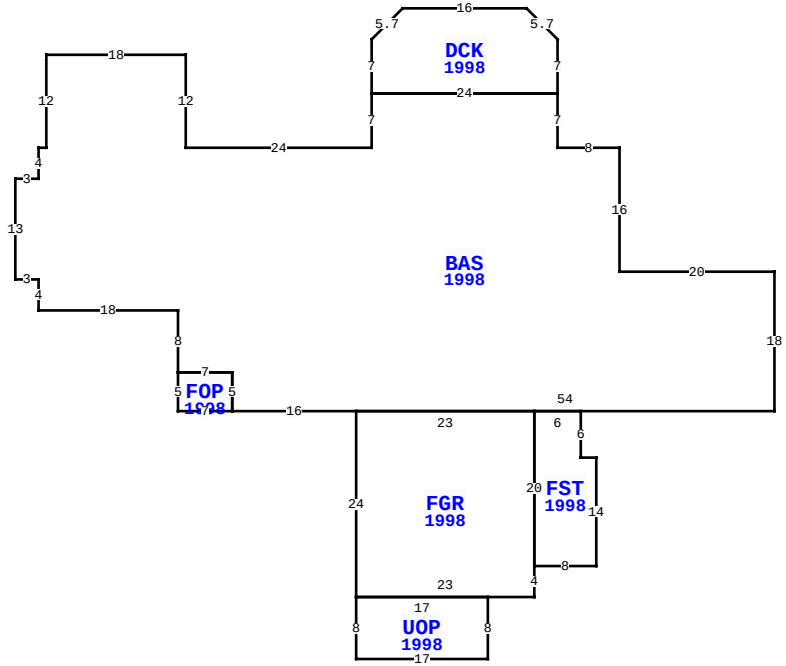
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,064	100	1998	3,064	483,955
DCK	248	10	1998	25	3,949
FGR	552	55	1998	304	48,016
FOP	35	30	1998	10	1,579
FST	148	55	1998	81	12,794
UOP	136	20	1998	27	4,264
TOTALS	4,183			3,511	554,559

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	182.60	641,109	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 2016 Heated Area: 3064 HX Base Yr 2016



13 SPARKLEBERRY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		554,559
TOTAL MARKET OB/XF VALUE		1,856
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		1,276,415
SOH/AGL Deduction		696,384
ASSESSED VALUE		580,031
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		523,620
TOTAL JUST VALUE		1,276,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,140,009

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						

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 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	79	1,580	
4	1126	CB/STC 8"	0	100	8	6	48.00	SF	8.00	8.00	100	1998	1998	3	72	276	

LAND DESCRIPTION

TOTAL OB/XF 1,856

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	600,000.00	720,000.00	720,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 07/09/2026 BY SYS