

BLOCK 8 LOTS 9 THRU 12 &  
E35 FT OF LOTS 21 THRU 24  
IN OR 1526/1413

SJUGGERUD STEPHEN D & KATHRYN  
3980 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034-4371

2023

00-00-31-1680-0008-0090

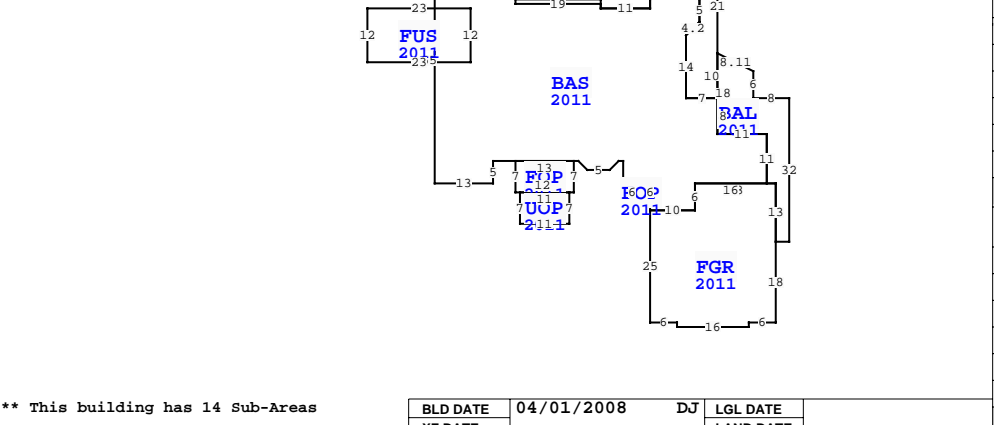


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	04 REIN CONC 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	6,229	146.6752	209.01	1,301,923	2011	2011	0	0	0	5.50	94.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,230,317	
TOTAL MARKET OB/XF VALUE		90,450	
TOTAL LAND VALUE - MARKET		1,652,000	
TOTAL MARKET VALUE		2,972,767	
SOH/AGL Deduction		459,417	
ASSESSED VALUE		2,513,350	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		2,463,350	
TOTAL JUST VALUE		2,972,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,932,926	

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	286	15
BAL	329	15
BAL	520	15
BAS	1,793	100
BAS	2,728	100
FGR	824	55
FOP	24	30
FOP	91	30
FOP	571	30
FST	197	55
TOTALS	8,407	6,229



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121760	BRFIXT	1,000	08/28/2012
20120748	DUNEWALK	33,000	04/27/2012
20111912	SPRINKLER	3,750	10/24/2011
20111510	ELEC OTHER	12,000	09/01/2011
20102089	NEW CONSTR	1,095	12/07/2010
20101792	H/AC	20,000	10/18/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1413	9/24/2007	TD	U	I	07	100

GRANTOR: FERREIRA ROBERTS & TH  
GRANTEE: SJUGGERUD STEPHEN D  
1445/0392 9/18/2006 WD U I 01 100  
GRANTOR: FERREIRA ROBERT P  
GRANTEE: FERREIRA ROBERT P &

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
7	0500	FP-PRE FAB	0	100	0	2.00	UT	3,500.00	3,500.00	100	2011	2011
8	0811	CONCRETE B	0	100	0	2,253.00	SF	5.20	5.20	100	2011	2011
9	1126	CB/STC 8"	0	100	0	878.00	SF	16.00	16.00	100	2011	2011
10	1126	CB/STC 8"	0	100	109	763.00	SF	8.00	8.00	100	2011	2011
11	0819	CONC 12"	0	100	0	617.00	SF	9.50	9.50	100	2011	2011
12	0855	CONC PAVER	0	100	9	45.00	SF	10.00	10.00	100	2011	2011
13	0861	POOL GUNIT	0	100	0	352.00	SF	127.50	127.50	100	2011	2011
14	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2011	2011
15	0416	DUNEWALKS	0	100	0	1,367.00	SF	21.00	21.00	100	2012	2012

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	
						90,450							

BUILDING NOTES			
FST=[YR=2011] W1N1W4BAS=[YR=2011] W3N14 U3 R3 N5 U3 L3 W5 D3 L3 S2W1N2 W19N14W18S36FST=[YR=2011] S18E13N5E4 N13W17SE17S13E15 D2 R2 E2 SFB=[YR=2011] E2 U2 R2 E3S4E6S7E10N21 W16N5W7S17N17E7S5E16N3S19E15 N11SPTR=E15BAL=[YR=2011] E21S13 D4 R4 FOP=[YR=2011] E12S2E14BAL=[YR=2011] N20 E26S20W26SE12S21BAL=[YR=2011] D4 R8 S6E8S32W3FGR=[YR=2011] S18W6S1W16N1 W6N25BAS=[YR=2011] N1FOP=[YR=2011] W4N6E4 S6N6W6N4W1 D2 L2 W5 U2 L2 W1 FOP=[YR=2011] S7W1UOP=[YR=2011] S7W1N7E11 \$W12N7E13\$W18S5W13N5E18S15E19 S1E11N2 U3 R3 E5 D3 R3 S5 D3 L3 S14E7S8E11S11W16S6W10SE10N6E18 S13N13W2N11W11N18S10W7N14 U3 R3 N5 U3 L3			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000120	C	SFR OCN FT	100			100.00	400.00	100.00	FF	3	1.18