



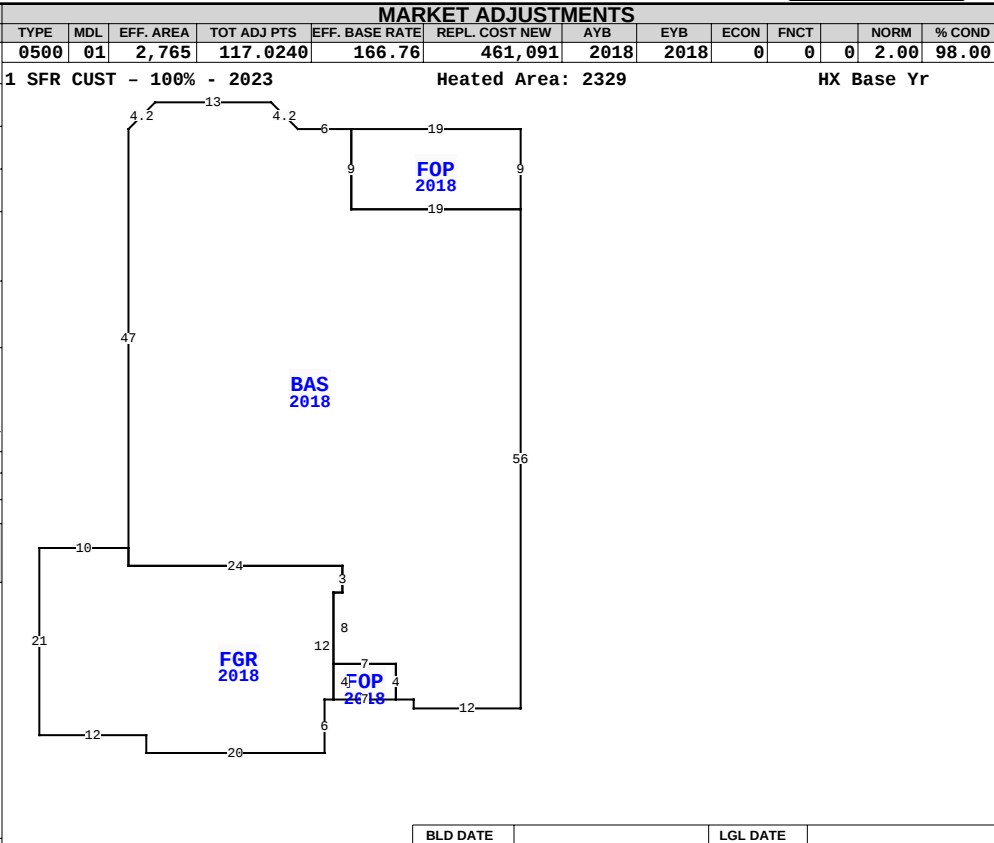
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,329	100	2,329	380,616
FGR	686	55	377	61,612
FOP	28	30	8	1,307
FOP	171	30	51	8,335
TOTALS	3,214		2,765	451,869

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	16	3	48.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	860.00	SF	10.00	
3	0462	ST/AL FNC	0 100	228	0	912.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



95060 SUGARBERRY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801864	CO ISSUED	0	09/25/2018
B1801864	NEW CONSTR	306,601	02/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/1982	5/16/2022	WD	Q	I	02	694,900	
GRANTOR: PRUDHOMME PAUL JOSEPH							
GRANTEE: JACKSON FAMILY TRUS							
2421/1771	12/17/2020	WD	Q	I	01	500,000	
GRANTOR: GORNICK LINDA L TRUST							
GRANTEE: PRUDHOMME PAUL JOSE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W19 BAS=[YR=2018] W6 U3 L3 W13 D3 L3 S47									
FGR=[YR=2018] W10 S21 E12 S2 E20 N6 E1 FOP=[YR=2018] E7 N4									
W7 S4\$ N12 E1 N3 W24 N2\$ S2 E24 S3 W1 S8 E7 S4 E2 S1 E12 N56									
W19 N9\$ S9 E19 N9\$.									