

LOT 225
IN OR 1534/44
AMELIA NATIONAL #1B PB 7/191

COOK PATRICIA F/RICHARDSON ROBERT M
95070 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0225-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,794	100	2,794	399,815
FGR	587	55	323	46,220
FOP	91	30	27	3,864
FSP	308	40	123	17,601
FST	20	55	11	1,574

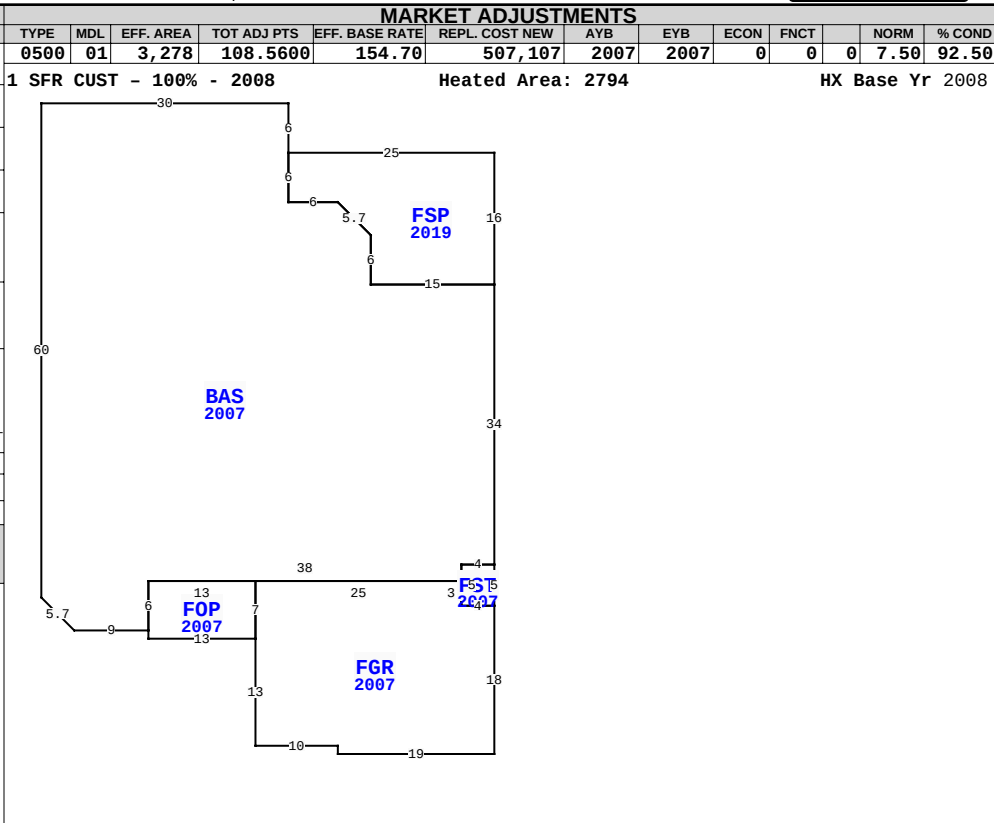
TOTALS	3,800		3,278	469,074
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	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	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0 100	0	0	1,128.00	SF	4.00	4.00	100	2007	2007	3	89	4,016	
3	0855	CONC PAVER	0 100	0	0	220.00	SF	10.00	10.00	100	2018	2018	3	98	2,156	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							



BLD DATE	11/01/2007	RK	LGL DATE	
XF DATE			LAND DATE	06/12/2023
INC DATE			AG DATE	MLU

95070 SUGARBERRY CT, FERNANDINA BEACH

TOTAL OB/XF																9,392
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		469,074
TOTAL MARKET OB/XF VALUE		9,392
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		593,466
SOH/AGL Deduction		446,190
ASSESSED VALUE		147,276
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,276
TOTAL JUST VALUE		593,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704880	H/AC	0	08/01/2017
M13100	MECH OTHER	0	07/01/2007
C20028	CO ISSUED	0	06/01/2007
B20028	NEW CONSTR	252,582	06/01/2007
E19408	ELEC OTHER	0	06/01/2007
P12478	OTHER	0	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1534/0044	11/05/2007	WD	Q	I	
					SALE PRICE
					497,900

GRANTOR: MORRISON HOMES INC
GRANTEE: COOK PATRICIA F & R
1426/1140 7/10/2006 WD U V 19 2,579,800
GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: MORRISON HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS																							
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FSP=[YR=2019] W25 BAS=[YR=2007] N6 W30 S60 D4 R4 E9
FOP=[YR=2007] S1 E13 FGR=[YR=2007] S13 E10 S1 E19 N18
FST=[YR=2007] N5 W4 S5 E4 \$ W4 N3 W25 S7 \$N7 W13S6 \$N6 E38
N2 E4 N34 W15 N6 U4 L4 W6 N6 \$ S6 E6 R4 D4 S6 E15 N16 \$.