LOT 226
AMELIA NATIONAL #1B PB 7/191

ROONEY FRANK P & MELISSA A
95096 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0226-0000

BUILDING CHARACTERISTICS

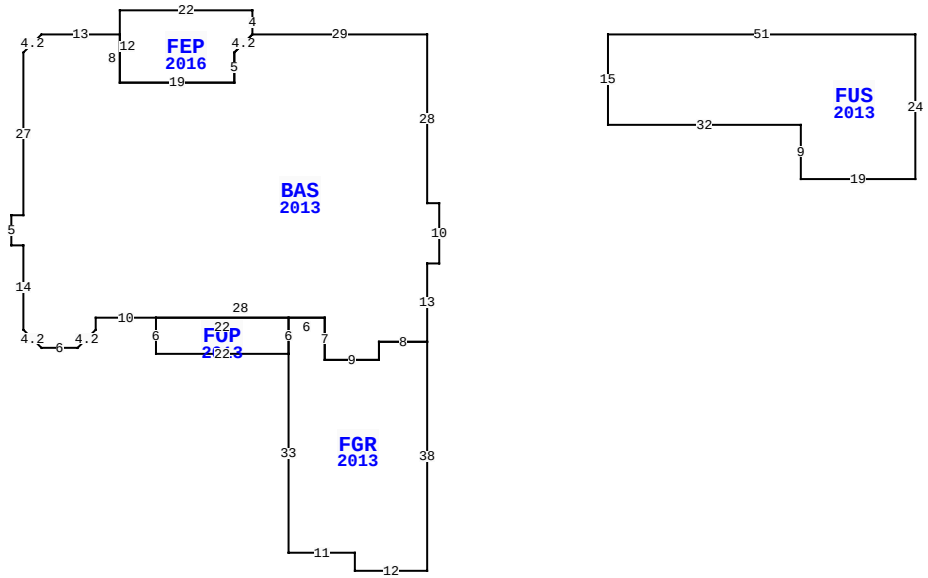
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,164	100	3,164	423,993
FEP	245	80	196	26,265
FGR	838	55	461	61,777
FOP	132	30	40	5,360
FUS	936	100	936	125,430
TOTALS	5,315		4,797	642,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,797	98.4700	140.32	673,115	2013	2013	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2015 Heated Area: 4100 HX Base Yr 2015



95096 SUGARBERRY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		642,825
TOTAL MARKET OB/XF VALUE		15,167
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		772,992
SOH/AGL Deduction		267,433
ASSESSED VALUE		505,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,559
TOTAL JUST VALUE		772,992
NCON VALUE		2,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632512	ENCLOSE FOP	0	06/13/2016
M17526	H/AC	0	08/01/2012
E25025	NEW CONSTR	0	05/01/2012
B25951	NEW CONSTR	453,123	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/1850	2/22/2013	WD	Q	I	02	465,000
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: ROONEY FRANK P & ME						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 FEP=[YR=2016] N4 W22 S12 E19 N5 U3 R3 $ L3 D3 S5 W19 N8 W13 D3 L3 S27 W2 S5 E2 S14 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2013] S6 E22 FGR=[YR=2013] S33 E11 S3 E12 N38 W8 S3 W9 N7 W6 S6 $ N6 W22 $ E28 S7 E9 N3 E8 N13 E2 N10 W2 N28 $ PTR= E30 FUS=[YR=2013] E51 S24 W19 N9 W32 N15 $ W30 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	1,884.00	SF	5.20	5.20	100	2013	2013	3	95	9,307	
3	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2021	2021	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 15,167

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS