LOT 228
AMELIA NATIONAL #1B PB 7/191

ROWAN/
95115 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0228-0000

BUILDING CHARACTERISTICS

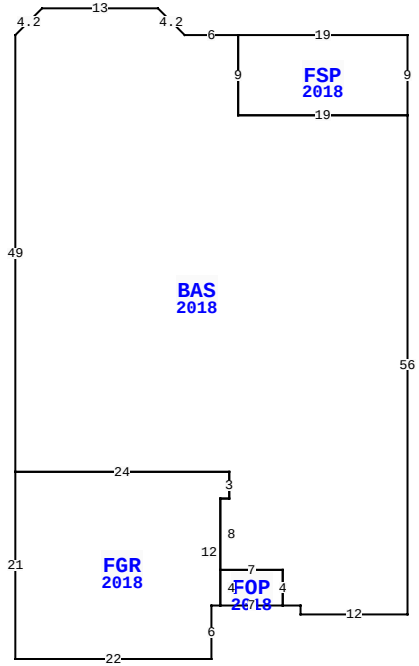
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	360,325
FGR	480	55	264	40,844
FOP	28	30	8	1,238
FSP	171	40	68	10,520
TOTALS	3,008		2,669	412,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,669	110.7840	157.87	421,355	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2023 Heated Area: 2329 HX Base Yr 2023



95115 SUGARBERRY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,928
TOTAL MARKET OB/XF VALUE		13,990
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		541,918
SOH/AGL Deduction		174,010
ASSESSED VALUE		367,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,908
TOTAL JUST VALUE		541,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803597	CO ISSUED	0	10/16/2018
B1803597	NEW CONSTR	303,165	04/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/15/2022	CN	Q	I	01	651,000
GRANTOR: HODGE MARK & CHRISTIN						
GRANTEE: ROWAN						
2403/0222	10/27/2020	QC	U	I	11	100
GRANTOR: HODGE MARK & CHRISTIN						
GRANTEE: HODGE MARK A & CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W19 BAS=[YR=2018] W6 U3 L3 W13 D3 L3 S49 FGR=[YR=2018] S21 E22 N6 E1 FOP=[YR=2018] E7 N4 W7 S4$ N12 E1 N3 W24$ E24 S3 W1 S8 E7 S4 E2 S1 E12 N56 W19 N9$ S9 E19 N9$.

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	0855	CONC PAVER	0	100	17	3	51.00	SF	10.00	10.00	100	2018	2018	3	98	500	
2	0855	CONC PAVER	0	100	0	0	569.00	SF	10.00	10.00	100	2018	2018	3	98	5,576	
3	0462	ST/AL FNC	0	100	204	0	816.00	SF	10.00	10.00	100	2018	2018	3	90	7,344	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 13,990

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	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							

REVIEW DATE 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS