

LOT 229
IN OR 2197/60
AMELIA NATIONAL #1B PB 7/191

TORBETT JEFFREY P & MARCIA L
95105 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0229-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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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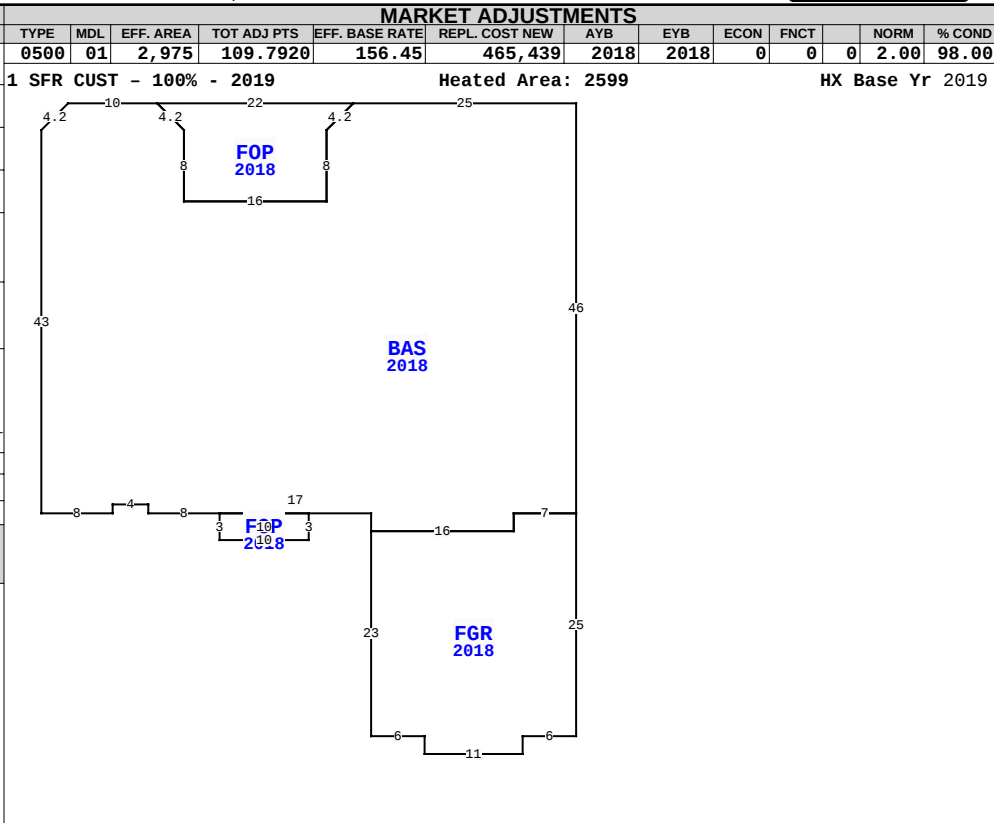
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100	2,599	398,482
FGR	565	55	311	47,683
FOP	30	30	9	1,380
FOP	185	30	56	8,586

TOTALS	3,379		2,975	456,130
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	1,192.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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

REVIEW DATE	04/30/2018	BY	KW
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95105 SUGARBERRY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2018	2018	3	98	76	
2	0811	CONCRETE B	0	100	0	0	1,192.00	SF	5.20	5.20	100	2018	2018	3	98	6,074	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	86	4,300	

TOTAL OB/XF													13,915	
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	1		

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	

VALUATION BY											STANDARD
Tax Group: 4											
BUILDING MARKET VALUE											456,130
TOTAL MARKET OB/XF VALUE											13,915
TOTAL LAND VALUE - MARKET											115,000
TOTAL MARKET VALUE											585,045
SOH/AGL Deduction											226,713
ASSESSED VALUE											358,332
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											308,332
TOTAL JUST VALUE											585,045
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											481,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705092	CO ISSUED	0	02/07/2018
B1705092	NEW CONSTR	325,988	06/08/2017

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C1705092	CO ISSUED	0	02/07/2018
B1705092	NEW CONSTR	325,988	06/08/2017

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2018] W25 FOP=[YR=2018] W22 D3 R3 S8 E16 N8 U3 R3 \$ L3 D3 S8 W16 N8 U3 L3 W10 D3 L3 S43 E8 N1 E4 S1 E8 FOP=[YR=2018] S3 E10 N3 W10\$ E17 S2 FGR=[YR=2018] S23 E6 S2 E11 N2 E6 N25 W7 S2 W16\$ E16 N2 E7 N46\$.