



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 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,708	100	2,708	412,991
FGR	692	55	381	58,105
FOP	49	30	15	2,287
FOP	217	30	65	9,913
TOTALS	3,666		3,169	483,297

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,169	109.2040	155.62	493,160	2018	2018	0	0	2.00	98.00
1 SFR CUST - 100% - 0 Heated Area: 2708 HX Base Yr											
95093 SUGARBERRY CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/12/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	12	3	36.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	1,083.00	SF	10.00	10.00	100	2018
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018
4	0462	ST/AL FNC	0 100	150	0	600.00	SF	10.00	10.00	100	2018
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018
6	0911	SCRN RM A	0 100	0	0	839.00	SF	17.50	17.50	100	2019
7	0861	POOL GUNIT	0 100	0	0	352.00	SF	85.00	85.00	100	2019
8	0857	SANDSTONE	0 100	0	0	487.00	SF	16.00	16.00	100	2019
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019

TOTAL OB/XF											
70,748											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		483,297	
TOTAL MARKET OB/XF VALUE		70,748	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		669,045	
SOH/AGL Deduction		232,520	
ASSESSED VALUE		436,525	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		386,525	
TOTAL JUST VALUE		669,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		568,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905282	SWIM POOL	50,000	07/01/2019
C1707924	CO ISSUED	0	03/12/2018
B1707924	NEW CONSTR	347,841	08/31/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2625/0700	3/15/2023	WD Q	I	01	
GRANTOR: FITZER ERIC D & SHARO					
GRANTEE: BANDA JOHN MILFORD					
2184/0452	3/12/2018	WD Q	I	02	
GRANTOR: RIVERSIDE HOMES OF N					
GRANTEE: FITZER ERIC D & SHA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W18 FOP=[YR=2018] W17 S13 E14 U3 R3 N10\$ S10 D3 L3 W14 N13 U3 L3 W9 D3 L3 S68 E10 FOP=[YR=2018] S6 E9 N1 FGR=[YR=2018] E11 S1 E20 N22 W32 S21 E1\$ W1 N5 W8\$ E8 N16 E32 N52\$.											

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