

LOT 231
IN OR 2244/794
AMELIA NATIONAL #1B PB 7/191

TENARVITZ PAUL & LOU ANN
95081 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0231-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,144	100	2,144	312,004
FGR	252	55	139	20,228
FGR	448	55	246	35,799
FOP	69	30	21	3,056
FOP	180	30	54	7,858
FSP	252	40	101	14,698
FUS	1,123	100	1,123	163,423
PTO	122	5	6	873
STR	48	10	5	728
TOTALS	4,638		3,839	558,666

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0855	CONC PAVER
3	0500	FP-PRE FAB

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,839	103.6800	147.74	567,174	2018	2018	0	0	1.50	98.50
1 SFR CUST - 100% - 2019											
Heated Area: 3267											
HX Base Yr 2019											

95081 SUGARBERRY CT, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/12/2023 MLU											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		558,666		
TOTAL MARKET OB/XF VALUE		7,596		
TOTAL LAND VALUE - MARKET		115,000		
TOTAL MARKET VALUE		681,262		
SOH/AGL Deduction		226,260		
ASSESSED VALUE		455,002		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		405,002		
TOTAL JUST VALUE		681,262		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		585,154		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012411	ADDITION	25,000	12/11/2020
B1804463	CO ISSUED	0	12/19/2018
B1804463	NEW CONSTR	426,736	05/02/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2244/0794	12/18/2018	WD	Q	I	02
GRANTOR: RIVERSIDE HOMES OF N					
GRANTEE: TENARVITZ PAUL & LO					
2132/0184	6/06/2017	SW	U	V	37
GRANTOR: WEEKLEY HOMES LP					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2018] W13 FSP=[YR=2021] N14 W18 PTO=[YR=2021] W6 D5 L6 S6 E9 D3 R3 N14\$ S14 E18\$ FOP=[YR=2021] W18 S10 E18 N10\$ S10 W18 N10 U3 L3 W9 D3 L3 S60 FGR=[YR=2018] S12 E21 N12 W21\$ E21 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S4 E20 N23 W14 S2 W6 S17\$ N8 W6 S1 L5 D5 D2 R2 \$ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22 W4 N11\$ PTR= E20FUS=[YR=2018] E3 N14 E3 N3 E33 S33 W27 U4 L4 N8 W4 STR=[YR=2018] S12W4 N12 E4\$ W4 N4\$ W20\$.		

LAND DESCRIPTION						TOTAL OB/XF										7,596									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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								