LOT 233
AMELIA NATIONAL #1B PB 7/191

BELLAMY WILLIAM E & KAREN J
95047 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0233-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

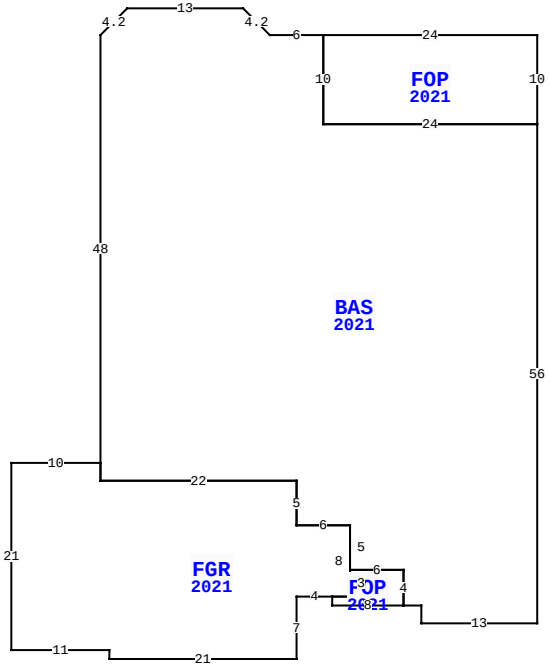
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,584	100	2,584	415,456
FGR	697	55	383	61,579
FOP	26	30	8	1,286
FOP	240	30	72	11,576
TOTALS	3,547		3,047	489,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,047	112.8288	160.78	489,897	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2584 HX Base Yr 2022



95047 SUGARBERRY CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		489,897
TOTAL MARKET OB/XF VALUE		9,910
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		614,807
SOH/AGL Deduction		77,772
ASSESSED VALUE		537,035
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		487,035
TOTAL JUST VALUE		614,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012996	CO ISSUED	0	09/17/2021
B2012996	NEW CONSTR	361,514	12/29/2020
B2012996	NEW CONSTR	361,514	12/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0386	9/17/2021	WD	Q	I	01	535,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BELLAMY WILLIAM E &						
2286/1323	7/01/2019	SW	Q	V	05	350,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W6 U3 L3 W13 D3 L3 S48 FGR=[YR=2021] W10 S21 E11 S1 E21 N7 E4 FOP=[YR=2021] S1 E8 N4 W6 S3 W2$ E2 N8 W6 N5 W22 N2$ S2 E22 S5 E6 S5 E6 S4 E2 S2 E13 N56 W24 N10$ S10 E24 N10$.

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	0	0	925.00	SF	10.00	10.00	100	2021	2021	3	100	9,250	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00	10.00	100	2021	2021	3	100	660	

LAND DESCRIPTION

TOTAL OB/XF 9,910

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 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS