LOT 224
AMELIA NATIONAL #1B PB 7/191

JACKSON FAMILY TRUST/JACKSON DONALD E JR TRUSTEE
95060 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0224-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

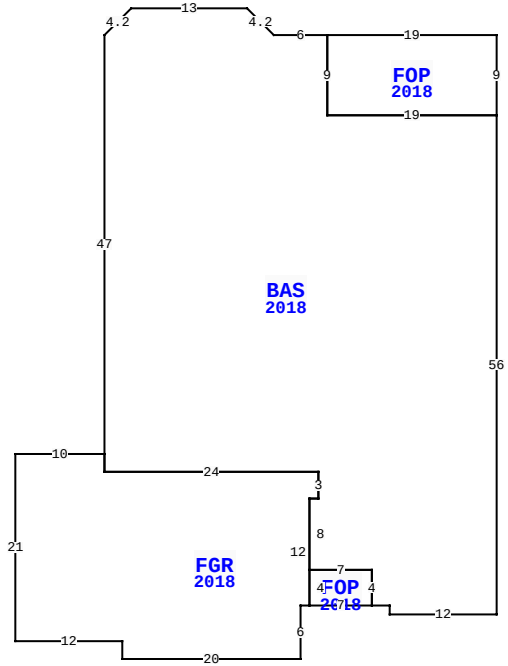
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	398,612
FGR	686	55	377	64,525
FOP	28	30	8	1,369
FOP	171	30	51	8,729
TOTALS	3,214		2,765	473,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,765	117.0240	175.54	485,368	2018	2018	0	0	0	2.50	97.50

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



95060 SUGARBERRY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		473,234
TOTAL MARKET OB/XF VALUE		17,024
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		655,258
SOH/AGL Deduction		53,470
ASSESSED VALUE		601,788
TOTAL EXEMPTION VALUE	13	601,788
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		655,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801864	CO ISSUED	0	09/25/2018
B1801864	NEW CONSTR	306,601	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1982	5/16/2022	WD	Q	I	02	694,900
GRANTOR: PRUDHOMME PAUL JOSEPH						
GRANTEE: JACKSON FAMILY TRUS						
2421/1771	12/17/2020	WD	Q	I	01	500,000
GRANTOR: GORNICK LINDA L TRUST						
GRANTEE: PRUDHOMME PAUL JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W19 BAS=[YR=2018] W6 U3 L3 W13 D3 L3 S47 FGR=[YR=2018] W10 S21 E12 S2 E20 N6 E1 FOP=[YR=2018] E7 N4 W7 S4$ N12 E1 N3 W24 N2$ S2 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	16	3	48.00	SF	10.00	10.00	100	2018	2018	3	97	466	
2	0855	CONC PAVER	0	100	0	0	860.00	SF	10.00	10.00	100	2018	2018	3	97	8,342	
3	0462	ST/AL FNC	0	100	228	0	912.00	SF	10.00	10.00	100	2018	2018	3	87	7,934	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 17,024

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	165,000.00	165,000.00	165,000							

REVIEW DATE 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS