

LOT 225
IN OR 1534/44
AMELIA NATIONAL #1B PB 7/191

COOK PATRICIA F/RICHARDSON ROBERT M
95070 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0225-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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
NEIGHBORHOOD/LOC	4042.00		

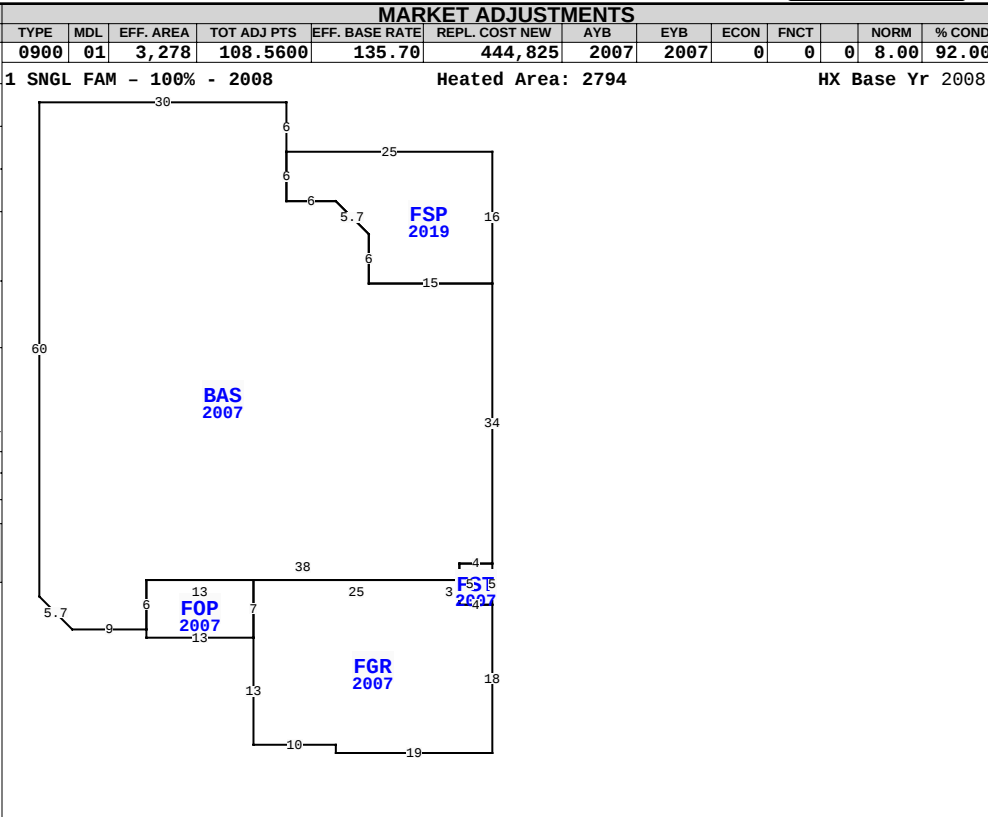
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,794	100	2,794	348,814
FGR	587	55	323	40,325
FOP	91	30	27	3,371
FSP	308	40	123	15,356
FST	20	55	11	1,374

TOTALS	3,800		3,278	409,239
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,128.00	SF 4.00	4.00
3	0855	CONC PAVER	0	100	0	0	220.00	SF 10.00	10.00

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	11/15/2019	BY	KWA
-------------	------------	----	-----



BLD DATE	11/01/2007	RK	LGL DATE	
XF DATE			LAND DATE	04/18/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF									
9,290									

TOTAL OB/XF									
9,290									

REVIEW DATE	11/15/2019	BY	KWA
-------------	------------	----	-----

Total Acres:	0.00	Total Land Value:	165,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		409,239	
TOTAL MARKET OB/XF VALUE		9,290	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		583,529	
SOH/AGL Deduction		431,835	
ASSESSED VALUE		151,694	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		101,694	
TOTAL JUST VALUE		583,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		593,466	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704880	H/AC	0	08/01/2017
M13100	MECH OTHER	0	07/01/2007
C20028	CO ISSUED	0	06/01/2007
B20028	NEW CONSTR	252,582	06/01/2007
E19408	ELEC OTHER	0	06/01/2007
P12478	OTHER	0	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1534/0044	11/05/2007	WD	Q	I	
					SALE PRICE
					497,900
GRANTOR: MORRISON HOMES INC					
GRANTEE: COOK PATRICIA F & R					
1426/1140	7/10/2006	WD	U	V	19
					2,579,800
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2019]	W25	BAS=[YR=2007]	N6	W30	S60	D4	R4	E9	
FOP=[YR=2007]	S1	E13	FGR=[YR=2007]	S13	E10	S1	E19	N18	
FST=[YR=2007]	N5	W4	S5	E4	\$	W4	N3	W25	S7

N2	E4	N34	W15	N6	U4	L4	W6	N6	\$	S6	E6	R4	D4	S6	E15	N16	\$	.
----	----	-----	-----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	----	---

Common:	165,000
---------	---------

PRINTED 08/06/2024 BY SYS
