

LOT 229
IN OR 2197/60
AMELIA NATIONAL #1B PB 7/191

TORBETT JEFFREY P & MARCIA L
95105 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0229-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		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
------------------	---------

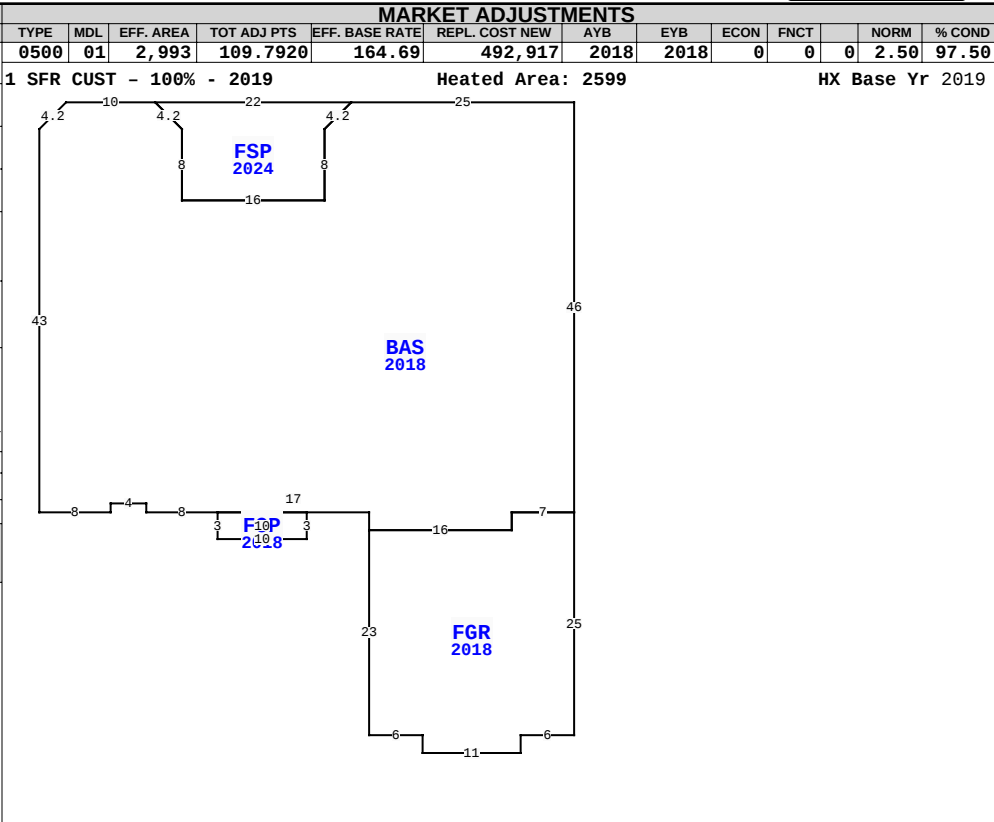
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100	2,599	417,328
FGR	565	55	311	49,939
FOP	30	30	9	1,445
FSP	185	40	74	11,882

TOTALS	3,379		2,993	480,594
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	1,192.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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	05/07/2024	BY	NWA
-------------	------------	----	-----



95105 SUGARBERRY CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2018	2018	3	97	76	
2	0811	CONCRETE B	0	100	0	0	1,192.00	SF	5.20	5.20	100	2018	2018	3	97	6,012	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	82	4,100	

TOTAL OB/XF										13,618							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				480,594	
TOTAL MARKET OB/XF VALUE				13,618	
TOTAL LAND VALUE - MARKET				165,000	
TOTAL MARKET VALUE				659,212	
SOH/AGL Deduction				283,507	
ASSESSED VALUE				375,705	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				325,705	
TOTAL JUST VALUE				659,212	
NCON VALUE				11,882	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				585,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705092	CO ISSUED	0	02/07/2018
B1705092	NEW CONSTR	325,988	06/08/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2197/0060	5/15/2018	WD Q	I	01	
GRANTOR: AMELIA NATIONAL CONST					SALE PRICE
GRANTEE: TORBETT JEFFREY P &					405,000
2123/0586	5/26/2017	SW U	V	37	
GRANTOR: AMELIA NATIONAL ENTER					207,000
GRANTEE: AMELIA NATIONAL CON					

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

BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W25 D3L3 S8 W16 N8 U3L3 W10 D3L3 S43									
E8 N1 E4 S1 E8 E17 S2 E16 N2 E7 N46 \$									
FGR=[YR=2018;ORIG=-23,48] S23 E6 S2 E11 N2 E6 N25 W7 S2 W16 \$									
FOP=[YR=2018;ORIG=-40,46] S3 E10 N3 W10 \$									
FSP=[YR=2024;ORIG=-44,11] E16 N8 U3R3 W22 D3R3 S8 \$									