LOT 232
AMELIA NATIONAL #1B PB 7/191

FRASER JAMES S & DENISE M L/E/
95065 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0232-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

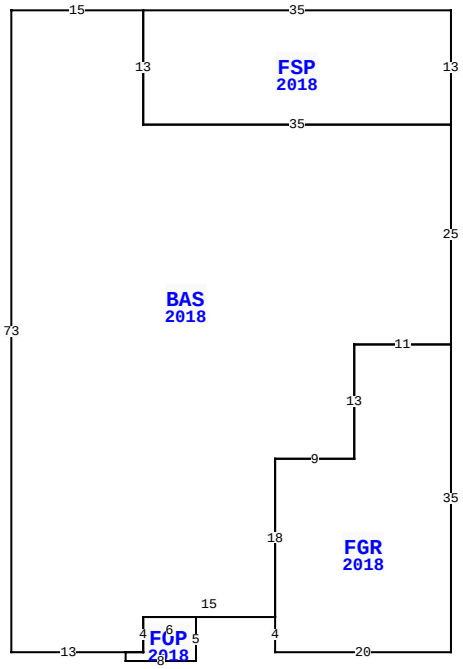
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,552	100	2,552	407,916
FGR	583	55	321	51,309
FOP	32	30	10	1,598
FSP	455	40	182	29,091
TOTALS	3,622		3,065	489,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,065	109.2960	163.94	502,476	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2552 HX Base Yr 2019



95065 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		489,914
TOTAL MARKET OB/XF VALUE		10,576
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		665,490
SOH/AGL Deduction		273,828
ASSESSED VALUE		391,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		341,662
TOTAL JUST VALUE		665,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802410	CO ISSUED	0	11/26/2018
B1802410	NEW CONSTR	334,889	03/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/388	1/10/2024	LE	U	I	11	100
GRANTOR: FRASER JAMES S & DENI						
GRANTEE: FRASER DOUGLAS GORD						
2240/0107	11/29/2018	WD	Q	I	02	424,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: FRASER JAMES S & DE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W35 BAS=[YR=2018] W15 S73 E13 FOP=[YR=2018] S1 E8 N5 W6 S4 W2 $ E2 N4 E15 FGR=[YR=2018] S4 E20 N35 W11 S13 W9 S18$ N18 E9 N13 E11 N25 W35 N13$ S13 E35 N13$.

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	18	4	72.00	SF	10.00	10.00	100	2018	2018	3	97	698	
2	0855	CONC PAVER	0	100	0	0	575.00	SF	10.00	10.00	100	2018	2018	3	97	5,578	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 10,576

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