



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 100
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

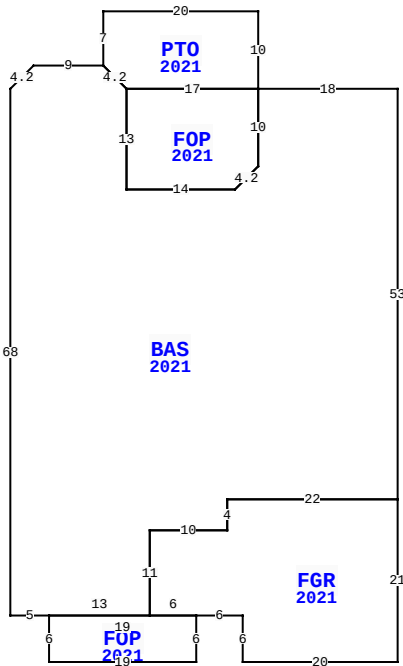
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	2,780	469,518
FGR	560	55	308	52,019
FOP	114	30	34	5,742
FOP	217	30	65	10,978
PTO	196	5	10	1,689
TOTALS	3,867		3,197	539,946

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	675.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	165.00	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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,197	113.1600	169.74	542,659	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2022											
Heated Area: 2780											
HX Base Yr 2022											



95023 SUGARBERRY CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		539,946	
TOTAL MARKET OB/XF VALUE		8,317	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		713,263	
SOH/AGL Deduction		114,920	
ASSESSED VALUE		598,343	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		543,343	
TOTAL JUST VALUE		713,263	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		664,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101399	CO ISSUED	0	08/30/2021
B2101399	NEW CONSTR	380,455	02/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2497/0097	8/30/2021	WD Q	I	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: BERT TERESA C					
2362/0341	5/18/2020	SW U	V	V	11
GRANTOR: ICI JACKSONVILLE RESI					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W18 PT0=[YR=2021] N10 W20 S7 D3 R3									
FOP=[YR=2021] S13 E14 U3 R3 N10 W17\$ E17\$ S10 D3 L3 W14									
N13 U3 L3 W9 D3 L3 S68 E5 FOP=[YR=2021] S6 E19 N6									
FGR=[YR=2021] E6 S6 E20 N21 W22 S4 W10 S11 E6\$ W19\$ E13 N11									
E10 N4 E22 N53\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00