

FREEMAN ROBERT S & ANN B
11 SPARKLEBERRY CT
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	16	WD FR STUC 100								0500	01	3,053	135.7356	214.46	654,746	1987	1987	0	0	18.50	81.50	VALUATION BY								STANDARD																													
Roof Structure	08	IRREGULAR 100								1 SFR CUST - 100% - 2017										Heated Area: 2671										HX Base Yr 2017										Tax Group: 5								Tax Dist:											
Roof Cover	06	ASB SHINGL 100																																						BUILDING MARKET VALUE								533,618											
Interior Wall	05	DRYWALL 90																																						TOTAL MARKET OB/XF VALUE								11,331											
Interior Wall	08	DECORATIVE 10																																						TOTAL LAND VALUE - MARKET								500,000											
Interior Floor	15	HARDTILE 60																																						TOTAL MARKET VALUE								1,044,949											
Interior Floor	14	CARPET 40																																						SOH/AGL Deduction								471,000											
Air Condition	06	ENG CENTRL 100																																						ASSESSED VALUE								573,949											
Heating Type	09	ENG F AIR 100																																						TOTAL EXEMPTION VALUE								HX HB 50,722											
Bedrooms		2 100																																						BASE TAXABLE VALUE								523,227											
Bathrooms		2.5 100																																						TOTAL JUST VALUE								1,044,949											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0											
Stories	1.	1. 100																																						INCOME VALUE																			
Units		0 100																																						PREVIOUS YEAR MKT VALUE								1,021,559											
BUD8 Adjustme	05	DIST 1A 100																																																									
Occupancy	00	NONE 100																																																									
Quality		04	Quality Level 04																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA																																																								
NEIGHBORHOOD/LOC		10001.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	2,571	100	1993	2,571	449,372																																																						
BAS	100	100	2011	100	17,478																																																						
FGR	632	55	1993	348	60,825																																																						
FOP	49	30	1993	15	2,622																																																						
FOP	54	30	1993	16	2,796																																																						
PTO	18	5	1993	1	174																																																						
PTO	40	5	1993	2	350																																																						
TOTALS		3,464			3,053	533,618																																																					
EXTRA FEATURES										11 SPARKLEBERRY CT, FERNANDINA BEACH										BLD DATE										LGL DATE										03/14/2024										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	1126	CB/STC 8"	0	100	0	54.00	SF	8.00	8.00	100	1987	1987	3	49.5	214																																												
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200																																												
3	1075	TRELLIS G	0	100	10	80.00	SF	35.00	35.00	100	1987	1987	3	20	560																																												
4	1126	CB/STC 8"	0	100	0	170.00	SF	4.00	4.00	100	1987	1987	3	49.5	337																																												
5	0812	CONCRETE C	0	100	0	1,543.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,055																																												
6	0855	CONC PAVER	0	100	0	667.00	SF	10.00	10.00	100	1987	1987	3	49.5	3,302																																												
7	0855	CONC PAVER	0	100	0	518.00	SF	10.00	10.00	100	1987	1987	3	49.5	2,564																																												
8	0855	CONC PAVER	0	100	10	20.00	SF	10.00	10.00	100	1987	1987	3	49.5	99																																												
LAND DESCRIPTION										TOTAL OB/XF										11,331																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																																										
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