LOT 223
AMELIA NATIONAL #1B PB 7/191

FAITH JENNIFER
95048 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0223-0000

BUILDING CHARACTERISTICS

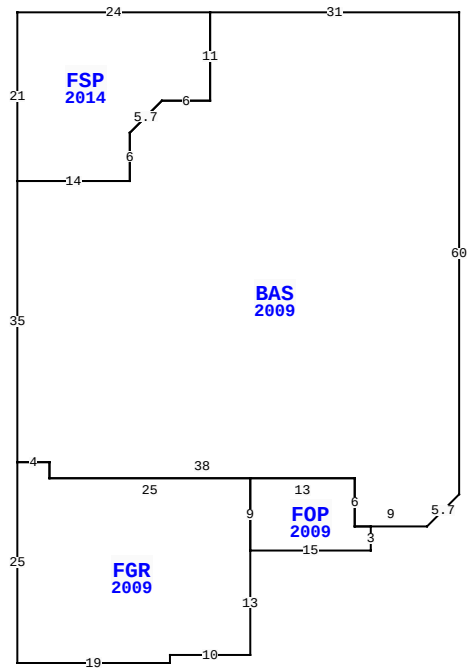
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,840	100	2009	2,840	369,659
FGR	665	55	2009	366	47,639
FOP	123	30	2009	37	4,816
FSP	412	40	2014	165	21,476
TOTALS	4,040			3,408	443,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,408	107.1800	141.48	482,164	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2025 Heated Area: 2840 HX Base Yr 2025



95048 SUGARBERRY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,591
TOTAL MARKET OB/XF VALUE		7,734
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		586,325
SOH/AGL Deduction		0
ASSESSED VALUE		586,325
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		535,603
TOTAL JUST VALUE		586,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21278	ELEC OTHER	2,000	09/01/2008
M14156	MECH OTHER	0	09/01/2008
C21766	CO ISSUED	0	08/01/2008
R11456	REPAIR/RRF	5,000	08/01/2008
B21766	NEW CONSTR	267,564	08/01/2008
P13410	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/810	5/14/2024	PR	U	I	11	100
GRANTOR: CRAWFORD JEANNA H PR						
GRANTEE: FAITH JENNIFER A/K/						
1600/0216	12/31/2008	WD	Q	I	01	384,700
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: HEIDER JEANETTE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W31 FSP=[YR=2014] W24 S21 E14 N6 U4 R4 E6 N11 $ S11 W6 D4 L4 S6 W14 S35 FGR=[YR=2009] S25 E19 N1 E10 N13 FOP=[YR=2009] E15 N3 W2 N6 W13 S9 $ N9 W25 N2 W4$ E4 S2 E38 S6 E9 U4 R4 N60 $.

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	0811	CONCRETE B	0	100	0	0	994.00	SF	5.20	5.20	100	2008	2008	3	88	4,549	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 7,734

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	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS