

LOT 225
IN OR 1534/44
AMELIA NATIONAL #1B PB 7/191

COOK PATRICIA F/RICHARDSON ROBERT M
95070 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0225-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	2,794	100	2007	2,794	366,348
FGR	587	55	2007	323	42,352
FOP	91	30	2007	27	3,540
FSP	308	40	2019	123	16,128
FST	20	55	2007	11	1,442
TOTALS	3,800			3,278	429,809

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,128.00	SF	4.00
3	0855	CONC PAVER	0	100	0	0	220.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	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
0900	01	3,278	108.5600	143.30	469,737	2007	2007	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2008												
Heated Area: 2794												
HX Base Yr 2008												
BLD DATE	11/01/2007	RK	LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									
95070 SUGARBERRY CT, FERNANDINA BEACH												
05/08/2025 MLU												

TOTAL OB/XF												
9,209												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		429,809	
TOTAL LAND VALUE - MARKET		9,209	
TOTAL MARKET VALUE		135,000	
SOH/AGL Deduction		574,018	
ASSESSED VALUE		417,925	
TOTAL EXEMPTION VALUE		156,093	
BASE TAXABLE VALUE		50,722	
TOTAL JUST VALUE		105,371	
NCON VALUE		574,018	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		583,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704880	H/AC	0	08/01/2017
M13100	MECH OTHER	0	07/01/2007
C20028	CO ISSUED	0	06/01/2007
B20028	NEW CONSTR	252,582	06/01/2007
E19408	ELEC OTHER	0	06/01/2007
P12478	OTHER	0	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1534/0044	11/05/2007	WD	Q	I	
GRANTOR: MORRISON HOMES INC					
GRANTEE: COOK PATRICIA F & R					
1426/1140	7/10/2006	WD	U	V	19
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W25 BAS=[YR=2007] N6 W30 S60 D4 R4 E9									
FOP=[YR=2007] S1 E13 FGR=[YR=2007] S13 E10 S1 E19 N18									
FST=[YR=2007] N5 W4 S5 E4 \$ W4 N3 W25 S7 \$N7 W13S6 \$N6 E38									
N2 E4 N34 W15 N6 U4 L4 W6 N6 \$ S6 E6 R4 D4 S6 E15 N16 \$.									