LOT 228
AMELIA NATIONAL #1B PB 7/191

DACEY MICHAEL W & SHIRLEY L
95115 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0228-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

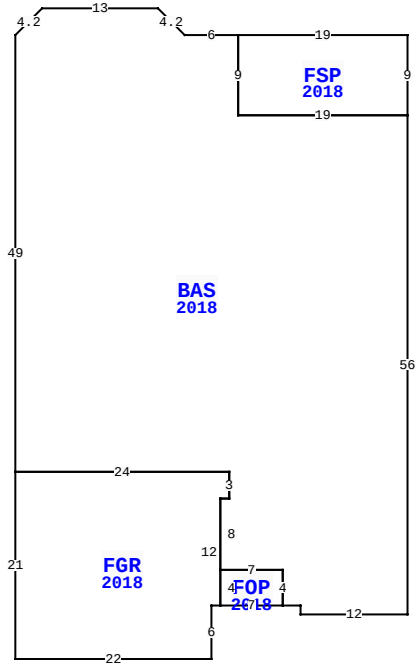
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,329	100	2018	2,329	395,438
FGR	480	55	2018	264	44,825
FOP	28	30	2018	8	1,358
FSP	171	40	2018	68	11,546
TOTALS	3,008			2,669	453,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,669	110.7840	175.04	467,182	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2025 Heated Area: 2329 HX Base Yr 2025



95115 SUGARBERRY CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,167
TOTAL MARKET OB/XF VALUE		13,420
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		601,587
SOH/AGL Deduction		0
ASSESSED VALUE		601,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		550,865
TOTAL JUST VALUE		601,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000253	NEW SCREEN ROOM S	10,000	01/08/2025
B1803597	CO ISSUED	0	10/16/2018
B1803597	NEW CONSTR	303,165	04/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/1797	4/03/2024	WD	Q	I	01	765,000
GRANTOR: FERTIG DEBRA J & PAUL						
GRANTEE: DACEY MICHAEL W & S						
2555/1540	4/15/2022	CN	Q	I	01	651,000
GRANTOR: HODGE MARK & CHRISTIN						
GRANTEE: FERTIG PAUL R & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W19 BAS=[YR=2018] W6 U3 L3 W13 D3 L3 S49 FGR=[YR=2018] S21 E22 N6 E1 FOP=[YR=2018] E7 N4 W7 S4$ N12 E1 N3 W24$ E24 S3 W1 S8 E7 S4 E2 S1 E12 N56 W19 N9$ S9 E19 N9$.

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	17	3	51.00	SF	10.00	10.00	100	2018	2018	3	97	495	
2	0855	CONC PAVER	0	100	0	0	569.00	SF	10.00	10.00	100	2018	2018	3	97	5,519	
3	0462	ST/AL FNC	0	100	204	0	816.00	SF	10.00	10.00	100	2018	2018	3	84	6,854	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 13,420

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 07/28/2025 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS