

LOT 229
IN OR 2197/60
AMELIA NATIONAL #1B PB 7/191

TORBETT JEFFREY P & MARCIA L
95105 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0229-0000



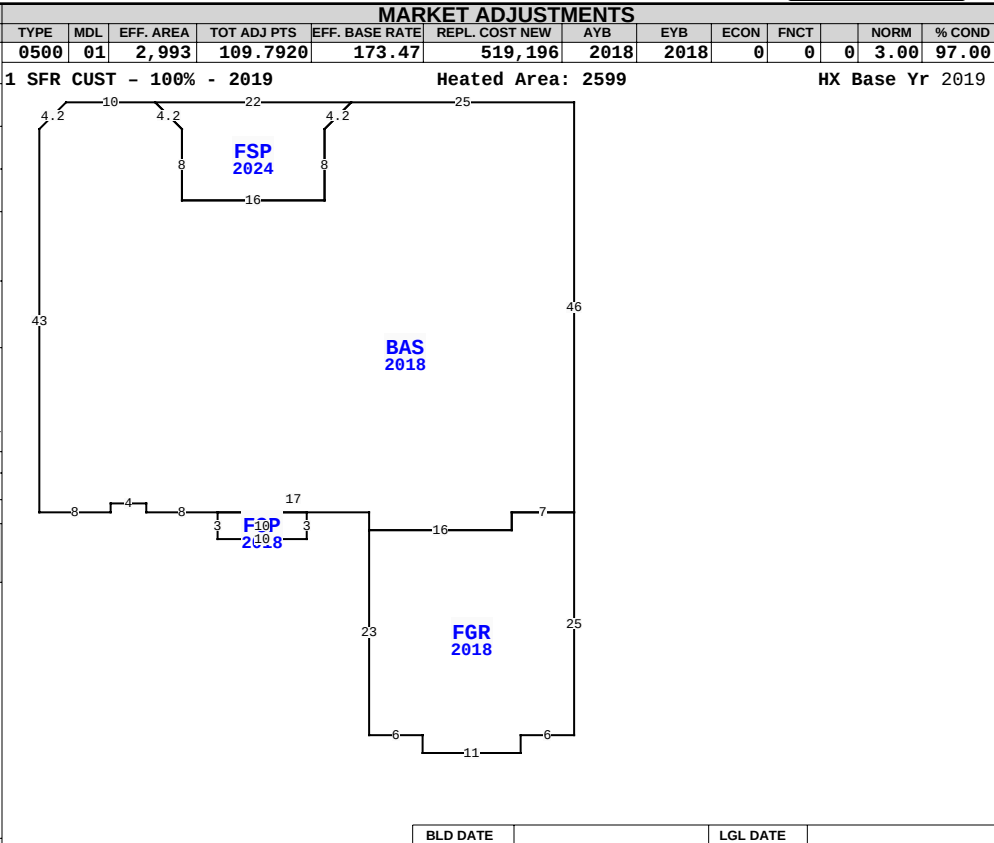
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,599	100	2018	2,599	437,324
FGR	565	55	2018	311	52,331
FOP	30	30	2018	9	1,514
FSP	185	40	2024	74	12,452
TOTALS	3,379			2,993	503,620

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	4	3		12.00	SF 6.50
2	0811	CONCRETE B	0	100	0	0		1,192.00	SF 5.20
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
4	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00

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



TOTAL OB/XF									
13,418									

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13,418									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		503,620	
TOTAL MARKET OB/XF VALUE		13,418	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		652,038	
SOH/AGL Deduction		265,438	
ASSESSED VALUE		386,600	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		335,878	
TOTAL JUST VALUE		652,038	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		659,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705092	CO ISSUED	0	02/07/2018
B1705092	NEW CONSTR	325,988	06/08/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2197/0060	5/15/2018	WD Q	I	01	
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: TORBETT JEFFREY P &					
2123/0586	5/26/2017	SW U	V	37	
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: AMELIA NATIONAL CON					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W25 D3L3 S8 W16 N8 U3L3 W10 D3L3 S43 E8 N1 E4 S1 E8 E17 S2 E16 N2 E7 N46 \$									
FGR=[YR=2018;ORIG=-23,48] S23 E6 S2 E11 N2 E6 N25 W7 S2 W16 \$									
FOP=[YR=2018;ORIG=-40,46] S3 E10 N3 W10 \$									
FSP=[YR=2024;ORIG=-44,11] E16 N8 U3R3 W22 D3R3 S8 \$									