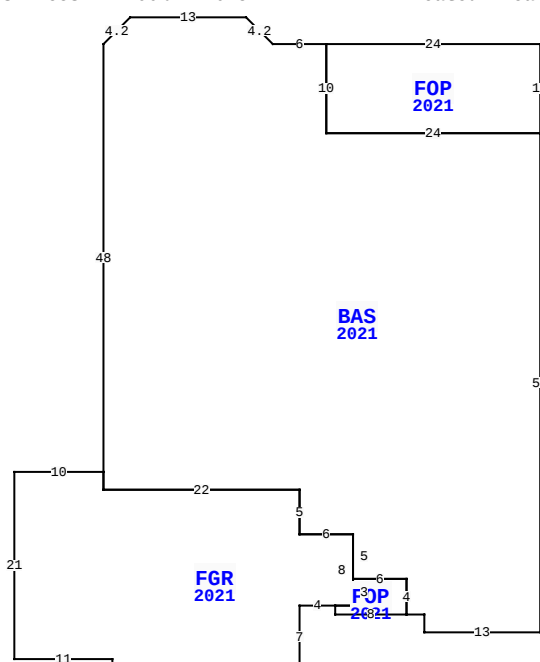


DAVIS CLELIA B AMENDED & RESTATE LIVING TRUST/DAVI
95047 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0233-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0500	01	3,047	107.4560	169.78	517,320	2021	2021	0	0	0	1.00	99.00									
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2025													Heated Area: 2584			HX Base Yr 2025					
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floor	11	CLAY TILE 60																						
Interior Floor	14	CARPET 40																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		2.5 100																						
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	2,584	100	2021	2,584	434,325																			
FGR	697	55	2021	383	64,376																			
FOP	26	30	2021	8	1,344																			
FOP	240	30	2021	72	12,102																			
TOTALS			3,547			3,047	512,147																	
EXTRA FEATURES			95047 SUGARBERRY CT, FERNANDINA BEACH																					
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	0855	CONC PAVER	0 100	0	0	925.00 SF		10.00	10.00	100	2021	2021	3	99	9,158									
2	0855	CONC PAVER	0 100	0	0	66.00 SF		10.00	10.00	100	2021	2021	3	99	653									
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS																								