LOT 234
AMELIA NATIONAL #1B PB 7/191

BERT TERESA C LIVING TRUST/BERT TERESA C TRUSTEE
95023 SUGARBERRY CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0234-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

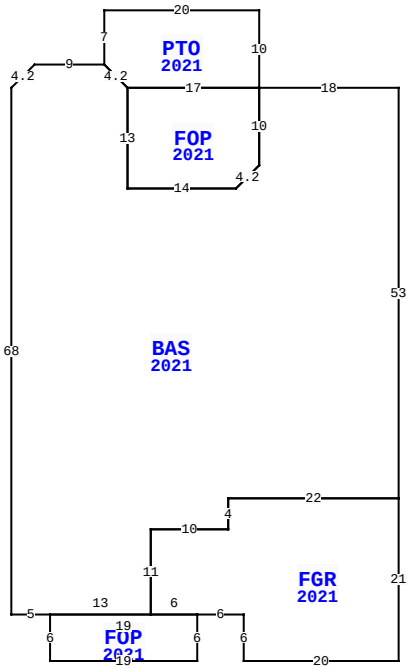
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	2021	2,780	492,066
FGR	560	55	2021	308	54,516
FOP	114	30	2021	34	6,018
FOP	217	30	2021	65	11,505
PTO	196	5	2021	10	1,770
TOTALS	3,867			3,197	565,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,197	113.1600	178.79	571,592	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2780 HX Base Yr 2022



95023 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		565,876
TOTAL MARKET OB/XF VALUE		8,317
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		709,193
SOH/AGL Deduction		93,498
ASSESSED VALUE		615,695
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		559,973
TOTAL JUST VALUE		709,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101399	CO ISSUED	0	08/30/2021
B2101399	NEW CONSTR	380,455	02/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/190	9/05/2024	WD	U	I	11	100
GRANTOR: BERT TERESA C						
GRANTEE: BERT TERESA C LIVIN						
2497/0097	8/30/2021	WD	Q	I	01	576,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BERT TERESA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 PTO=[YR=2021] N10 W20 S7 D3 R3
FOP=[YR=2021] S13 E14 U3 R3 N10 W17$ E17$ S10 D3 L3 W14
N13 U3 L3 W9 D3 L3 S68 E5 FOP=[YR=2021] S6 E19 N6
FGR=[YR=2021] E6 S6 E20 N21 W22 S4 W10 S11 E6$ W19$ E13 N11
E10 N4 E22 N53$.

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	0	0	675.00	SF	10.00	10.00	100	2021	2021	3	99	6,683	
2	0855	CONC PAVER	0	100	0	0	165.00	SF	10.00	10.00	100	2021	2021	3	99	1,634	

LAND DESCRIPTION

TOTAL OB/XF 8,317

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	000100	C	RES	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