LOT 227
AMELIA NATIONAL #1B PB 7/191

KROMIDAS LARRY & PAMELA TRUST/KROMIDAS LARRY PETER
95120 SUGARBERRY COURT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0227-0000

BUILDING CHARACTERISTICS

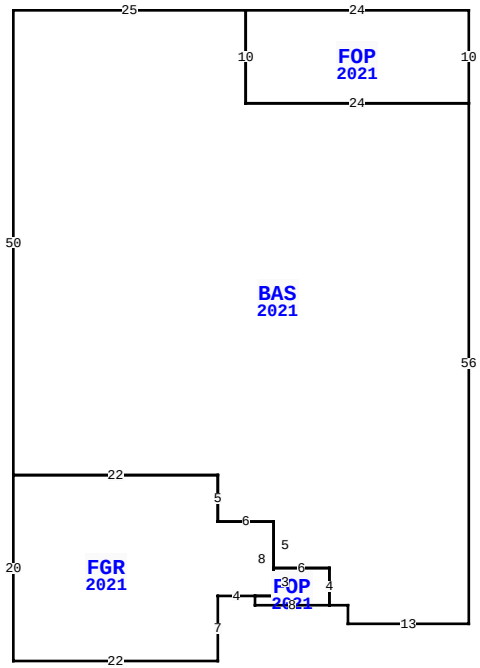
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,536	100	2021	2,536	414,736
FGR	488	55	2021	268	43,829
FOP	26	30	2021	8	1,308
FOP	240	30	2021	72	11,775
TOTALS	3,290			2,884	471,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,884	100.0160	166.03	478,831	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2026 Heated Area: 2536 HX Base Yr 2026



95120 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		471,649
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		608,629
SOH/AGL Deduction		219,776
ASSESSED VALUE		388,853
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,442
TOTAL JUST VALUE		608,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006765	CO ISSUED	0	03/30/2021
B2006765	NEW CONSTR	361,910	08/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1928	5/29/2025	WD	Q	I	01	747,000
GRANTOR: HARMON ANNETTE & DAUG						
GRANTEE: KROMIDAS LARRY & PA						
2681/1223	11/29/2023	WD	U	I	11	100
GRANTOR: HARMON ANNETTE E						
GRANTEE: HARMON ANNETTE & DA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W25 S50 FGR=[YR=2021] S20 E22 N7 E4 FOP=[YR=2021] S1 E8 N4 W6 S3 W2$ E2 N8 W6 N5 W22$ E22 S5 E6 S5 E6 S4 E2 S2 E13 N56 W24 N10$ S10 E24 N10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS