

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

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

2026

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

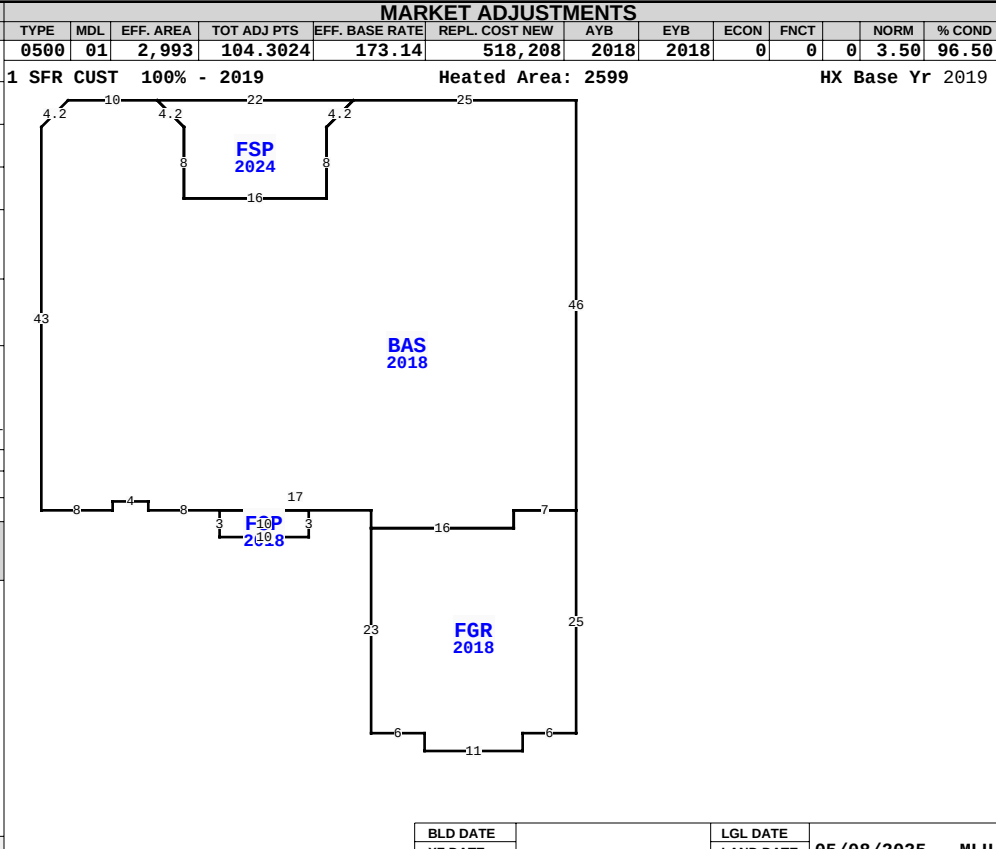
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

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	2,599	100	2018	2,599	434,241
FGR	565	55	2018	311	51,962
FOP	30	30	2018	9	1,503
FSP	185	40	2024	74	12,364
TOTALS	3,379			2,993	500,071

EXTRA FEATURES

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	74	3,700	



95105 SUGARBERRY CT, FERNANDINA BEACH

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

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							

TOTAL OB/XF 7,095

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
1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		500,071
TOTAL MARKET OB/XF VALUE		7,095
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		642,166
SOH/AGL Deduction		245,128
ASSESSED VALUE		397,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		345,627
TOTAL JUST VALUE		642,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,038

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	SALE PRICE
2197/0060	5/15/2018	WD	Q	I	01	405,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: TORBETT JEFFREY P &						
2123/0586	5/26/2017	SW	U	V	37	207,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

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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 \$