

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

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0500		01	3,197	107.5020		178.45		570,505		2021		2021		0		0		1.50		98.50		VALUATION BY		STANDARD		
Roof Structur	08	IRREGULAR 100	1		SFR CUST	100% - 2022		Heated Area: 2780		HX Base Yr 2022														Tax Group: 4		Tax Dist:			
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE		561,947			
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		0			
Interior Floo	11	CLAY TILE 100																						TOTAL LAND VALUE - MARKET		135,000			
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE		696,947			
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction		64,628			
Bedrooms		3 100																						ASSESSED VALUE		632,319			
Bathrooms		3 100																						TOTAL EXEMPTION VALUE		HX HB WX 56,411			
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE		575,908			
Stories	1.	1. 100																						TOTAL JUST VALUE		696,947			
Units		0 100																						NCON VALUE		0			
Occupancy	00	NONE 100																						INCOME VALUE					
																								PREVIOUS YEAR MKT VALUE		709,193			