



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

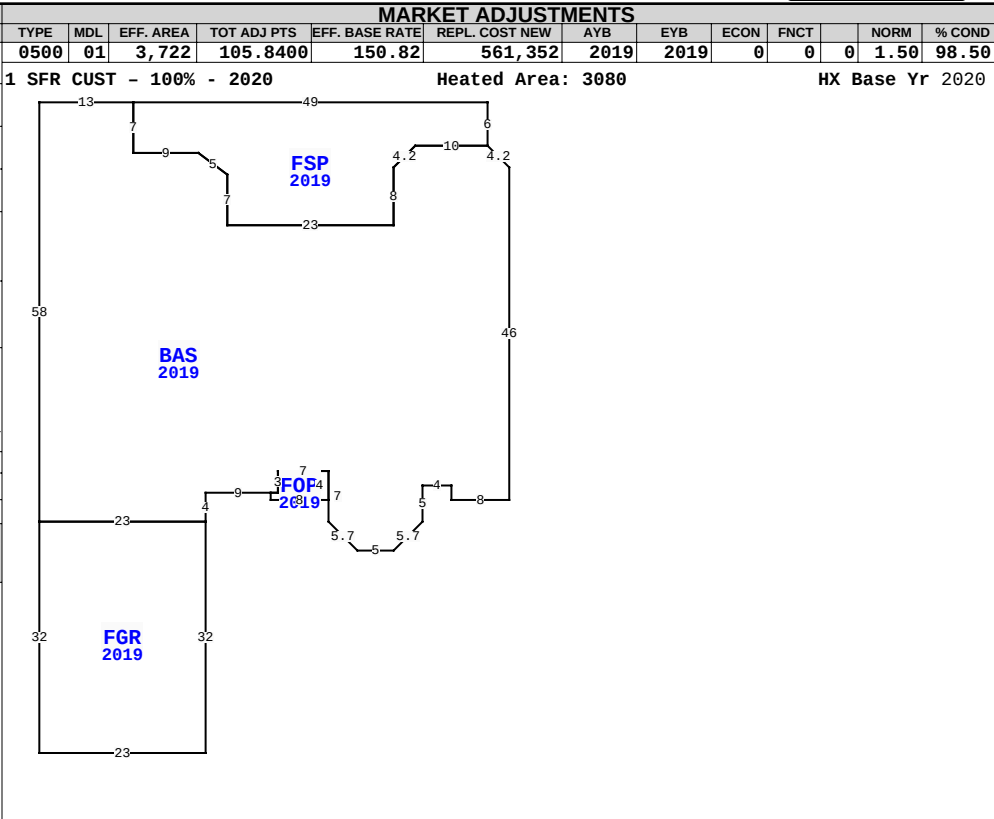
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,080	100	3,080	457,558
FGR	736	55	405	60,166
FOP	29	30	9	1,337
FSP	571	40	228	33,871

TOTALS	4,416	3,722	552,932
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	1,402.00	SF	10.00	10.00
4	0861	POOL GUNIT	0 100	0	0	478.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	0	0	1,210.00	SF	17.50	17.50
6	0855	CONC PAVER	0 100	0	0	732.00	SF	10.00	10.00
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00



95020 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00	100	2019	2019	3	99	158	
3	0855	CONC PAVER	0 100	0	0	1,402.00	SF	10.00	10.00	100	2019	2019	3	99	13,880	
4	0861	POOL GUNIT	0 100	0	0	478.00	SF	85.00	85.00	100	2021	2021	3	98	39,817	
5	0911	SCRN RM A	0 100	0	0	1,210.00	SF	17.50	17.50	100	2021	2021	3	97	20,540	
6	0855	CONC PAVER	0 100	0	0	732.00	SF	10.00	10.00	100	2021	2021	3	100	7,320	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

TOTAL OB/XF										87,120						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										552,932		
TOTAL MARKET OB/XF VALUE										87,120		
TOTAL LAND VALUE - MARKET										115,000		
TOTAL MARKET VALUE										755,052		
SOH/AGL Deduction										247,948		
ASSESSED VALUE										507,104		
TOTAL EXEMPTION VALUE										55,000		
BASE TAXABLE VALUE										452,104		
TOTAL JUST VALUE										755,052		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										636,029		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104861	SCRN ENCLSR	10,000	04/19/2021
B2102297	SWIM POOL	89,823	02/26/2021
B2001255	(1) EXTR DOOR	1,618	02/01/2020
C1905551	CO ISSUED	0	11/12/2019
19005551	NEW CONSTR	423,342	05/28/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2321/1724	11/26/2019	WD	Q	I	01	519,900			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: DALLAS VERNON L & S									
2085/1915	8/29/2016	WD	U	V	11	100			
GRANTOR: FF FLORIDA SOUTHERN H									
GRANTEE: FF FLORIDA RESIDENT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] U3 L3 FSP=[YR=2019] N6 W49 S7 E9 D3 R4 S7 E23 N8 U3 R3 E10\$ W10 D3 L3 S8 W23 N7 U3 L4 W9 N7 W13 S58 FGR=[YR=2019] S32 E23 N32 W23\$ E23 N4 E9 FOP=[YR=2019] S1 E8 N4 W7 S3 W1\$ E1 N3 E7 S7 D4 R4 E5 U4 R4 N5 E4 S2 E8 N46\$.									