LOT 254
AMELIA NATIONAL #1B PB 7/191

AUSTGEN DIANNE M REVOCABLE TRUST/AUSTGEN DIANNE M
95044 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0254-0000

BUILDING CHARACTERISTICS

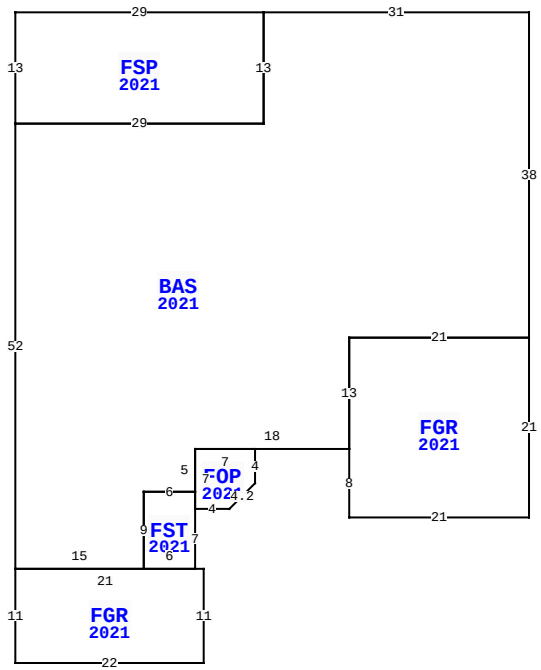
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,650	100	2,650	387,155
FGR	242	55	133	19,430
FGR	441	55	243	35,502
FOP	45	30	14	2,046
FSP	377	40	151	22,060
FST	54	55	30	4,383
TOTALS	3,809		3,221	470,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,221	103.0400	146.83	472,939	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 2650 HX Base Yr 2022



95044 SWEETBERRY WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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		470,574
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		593,824
SOH/AGL Deduction		184,685
ASSESSED VALUE		409,139
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		359,139
TOTAL JUST VALUE		593,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100630	CO ISSUED	0	09/07/2021
B2100630	NEW CONSTR	367,400	01/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1117	7/18/2023	WD	Q	I	01	950,000
GRANTOR: GLAZE DONALD D & ANN						
GRANTEE: AUSTGEN DIANNE M RE						
2496/1228	9/09/2021	WD	Q	I	01	552,000
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: GLAZE DONALD D & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W31 FSP=[YR=2021] W29 S13 E29 N13$ S13 W29 S52
FGR=[YR=2021] S11 E22 N11 W1 FST=[YR=2021] N7 FOP=[YR=2021]
E4 U3 R3 N4 W7 S7$ N2 W6 S9 E6$ W21$ E15 N9 E6 N5 E18
FGR=[YR=2021] S8 E21 N21 W21 S13 $ N13 E21 N38$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
2	0811	CONCRETE B	0	100	0	0	1,202.00	SF	5.20	5.20	100	2021	2021	3	100	6,250	

LAND DESCRIPTION

TOTAL OB/XF 8,250

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	115,000							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS