LOT 255
IN OR 2167/1742
AMELIA NATIONAL #1B PB 7/191

BINNIG MARK H/DOUGHERTY BRENDA L
95052 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0255-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

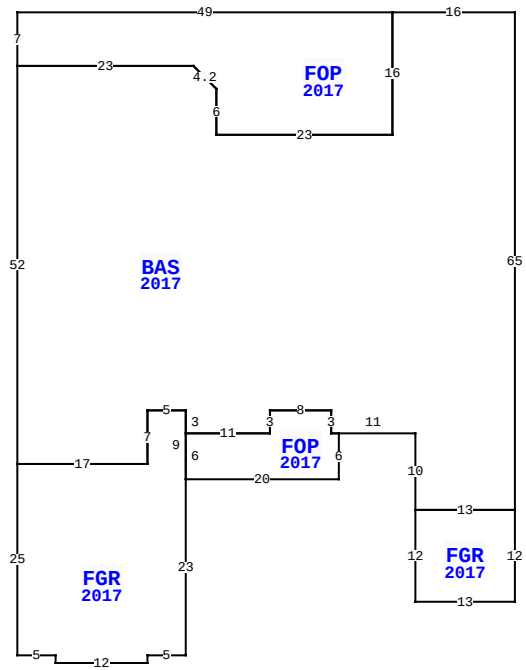
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	3,180	100	3,180	461,664
FGR	156	55	86	12,485
FGR	597	55	328	47,618
FOP	144	30	43	6,243
FOP	555	30	166	24,099
TOTALS	4,632		3,803	552,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,803	104.4900	148.90	566,267	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 3180 HX Base Yr



95052 SWEETBERRY WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	552,110
TOTAL MARKET OB/XF VALUE	8,746
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	675,856
SOH/AGL Deduction	168,390
ASSESSED VALUE	507,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,466
TOTAL JUST VALUE	675,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	552,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702494	CO ISSUED	0	10/30/2017
B1702494	NEW CONSTR	409,633	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1742	12/28/2017	WD	Q	I	01	477,700
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: BINNIG MARK H & BR						
2144/0592	4/14/2017	SW	U	V	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W49 S7 E23 R3 D3 S6 E23 N16$ S16 W23 N6 L3 U3 W23 S52 FGR=[YR=2017] S25 E5 S1 E12 N1 E5 N23 FOP=[YR=2017] E20 N6 W1 N3 W8 S3 W11 S6$ N9 W5 S7 W17$ E17 N7 E5 S3 E11 N3 E8 S3 E11 S10 FGR=[YR=2017] S12 E13 N12 W13$ E13 N65$.

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	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	6.50	100	2017	2017	3	97	454	
2	0811	CONCRETE B	0	0	0	0	964.00	SF	5.20	5.20	100	2017	2017	3	97	4,862	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 8,746

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/30/2018 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS