

LOT 256
IN OR 2118/1973
AMELIA NATIONAL #1B PB 7/191

KROPP PAUL D & VONDA K
95066 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0256-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	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	2,415	100	2,415	376,846
FGR	671	55	369	57,580
FOP	94	30	28	4,369
FOP	410	30	123	19,193
TOTALS	3,590		2,935	457,988

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,177.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	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	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,935	112.8940	160.87	472,153	2016	2016	0	0	3.00	97.00
1 SFR CUST - 100% - 2018 Heated Area: 2415 HX Base Yr 2018											
95066 SWEETBERRY WAY, FERNANDINA BEACH											

TOTAL OB/XF											
6,527											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			457,988
TOTAL MARKET OB/XF VALUE			6,527
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			579,515
SOH/AGL Deduction			240,616
ASSESSED VALUE			338,899
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			288,899
TOTAL JUST VALUE			579,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631770	CO ISSUED	0	06/30/2016
B1631770	NEW CONSTR	312,689	02/08/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2118/1973	5/08/2017	WD	Q	I	01	375,000	
GRANTOR: AMELIA NATIONAL CONST							
GRANTEE: KROPP PAUL D & VOND							
2026/1037	1/29/2016	SW	U	V	37	345,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: AMELIA NATIONAL CON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2016] W21 S10 BAS=[YR=2016] W29 S45 FGR=[YR=2016] S22 E20 N1 E9 FOP=[YR=2016] S4 E9 N2 W1 N12 W6 S10 W2\$ E2 N21 W31\$ E31 S11 E6 S12 E13 N58 W20 N10 W1\$ E1 S10 E20 N20\$.											