

LOT 257
IN OR 2205/1697
AMELIA NATIONAL #1B PB 7/191

MARCIANO STEPHEN J & LISA C
95074 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0257-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,574	100	2,574	416,342
FGR	751	55	413	66,803
FOP	24	30	7	1,132
FSP	430	40	172	27,821
TOTALS	3,779		3,166	512,097

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	4	6	24.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	1,240.00	SF	10.00	
4	0861	POOL GUNIT	0 100	27	14	378.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	582.00	SF	10.00	
6	0911	SCRN RM A	0 100	40	24	960.00	SF	17.50	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	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

REVIEW DATE 02/01/2019 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,166	115.8280	165.05	522,548	2018	2018	0	0	2.00	98.00
1 SFR CUST - 100% - 2019 Heated Area: 2574 HX Base Yr 2019											
95074 SWEETBERRY WAY, FERNANDINA BEACH											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	4	6	24.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	1,240.00	SF	10.00	
4	0861	POOL GUNIT	0 100	27	14	378.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	582.00	SF	10.00	
6	0911	SCRN RM A	0 100	40	24	960.00	SF	17.50	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

TOTAL OB/XF									
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

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					512,097				
TOTAL MARKET OB/XF VALUE					66,641				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					693,738				
SOH/AGL Deduction					239,612				
ASSESSED VALUE					454,126				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					404,126				
TOTAL JUST VALUE					693,738				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					585,406				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800230	CO ISSUED	0	06/19/2018
B1804341	SCRN ENCLOSURE	23,517	04/30/2018
B1800234	SWIM POOL	41,500	02/01/2018
B1800230	NEW CONSTR	346,088	01/09/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2205/1697	6/25/2018	WD	Q	I	01	531,500			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: MARCIANO STEPHEN J									
2085/1915	8/29/2016	WD	U	V	11	100			
GRANTOR: FF FLORIDA SOUTHERN H									
GRANTEE: FF FLORIDA RESIDENT									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2018] N9 W40 S6 E6 D3 R3 S8 E16 N8 U3 R3 E9 D3 R3 \$ BAS=[YR=2018] U3 L3 W9 D3 L3 S8 W16 N8 U3 L3 W26 S46 FGR=[YR=2018] S35 E21 N11 E2 N22 W16 N2 W7\$ E7 S2 E16 N5 E7 FOP=[YR=2018] S3 E8 N3 W8\$ E8 S5 D3 R6 R5 U3 N4 E11 N41\$.									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	4	6	24.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	1,240.00	SF	10.00	
4	0861	POOL GUNIT	0 100	27	14	378.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	582.00	SF	10.00	
6	0911	SCRN RM A	0 100	40	24	960.00	SF	17.50	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

PRINTED 08/02/2023 BY SYS