



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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

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	2,606	100	2,606	405,885
FGR	744	55	409	63,702
FOP	16	30	5	779
FOP	391	30	117	18,223
TOTALS	3,757		3,137	488,588

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022
2	0811	CONCRETE B	0	0	0	0	1,475.00	SF	5.20	5.20	100	2022	2022

LAND DESCRIPTION													
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
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,137	109.2960	155.75	488,588	2022	2022	0	0	0	0.00	100.00	
1 SFR CUST - 0% - 0 Heated Area: 2606 HX Base Yr													
95105 SWEETBERRY WAY, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/12/2023 MLU													

TOTAL OB/XF													
9,670													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		488,588	
TOTAL MARKET OB/XF VALUE		9,670	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		613,258	
SOH/AGL Deduction		63,670	
ASSESSED VALUE		549,588	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		549,588	
TOTAL JUST VALUE		613,258	
NCON VALUE		495,998	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015335	NEW CONSTR	439,754	11/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2624/1001	3/06/2023	SW	Q	I	01
GRANTOR: ICI JACKSONVILLE RESI					SALE PRICE
GRANTEE: HEISE ROBERT JAMES					795,000
1599/0347	12/22/2008	WD	U	V	19
GRANTOR: INTERVEST CONSTRUCTIO					100
GRANTEE: ICI JACKSONVILLE RE					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W28 FOP=[YR=2022] N10 W21 S10 E1 D3 R3 S8 E16 N11 E1\$ W1 S11 W16 N8 U3 L3 W10 D3 L3 S40 E11 S4 E12 N2 FOP=[YR=2022] E8 N2 W8 S2\$ N2 E14 S5 FGR=[YR=2022] S31 E24 N31 W24\$ E24 N48\$.													