



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		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
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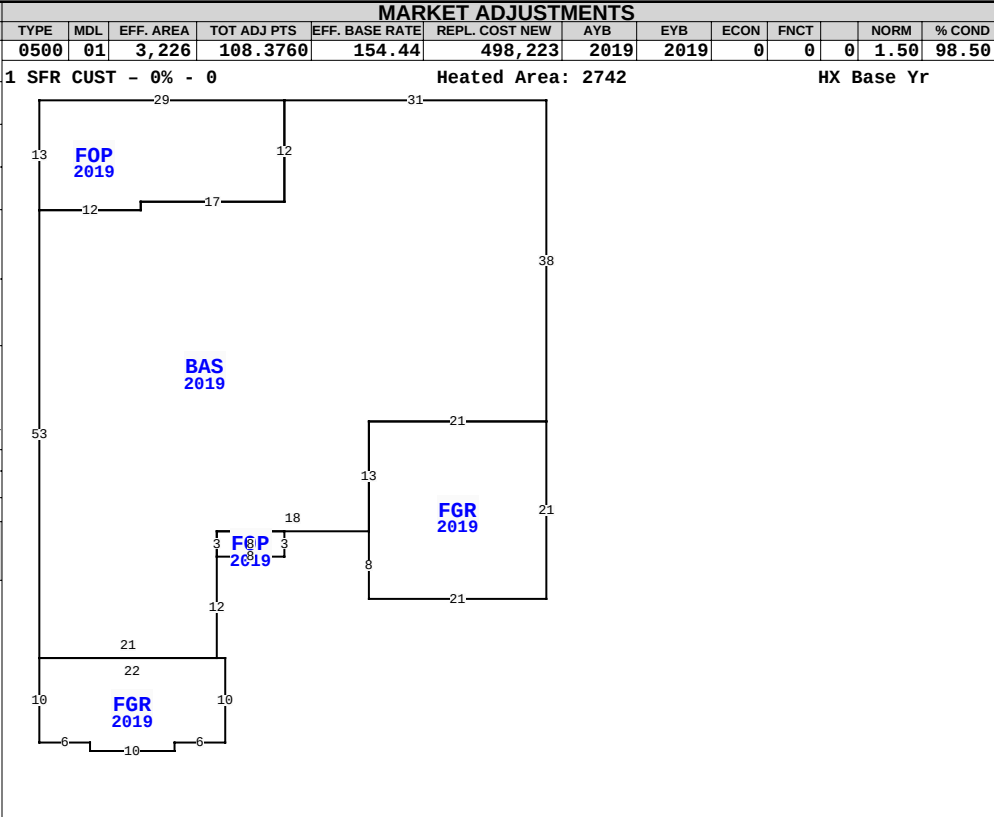
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,742	100	2,742	417,122
FGR	230	55	126	19,167
FGR	441	55	243	36,966
FOP	24	30	7	1,065
FOP	360	30	108	16,430

TOTALS	3,797		3,226	490,750
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	212
2	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	4,880
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	3,465

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
8,557											

95097 SWEETBERRY WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			490,750
TOTAL MARKET OB/XF VALUE			8,557
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			614,307
SOH/AGL Deduction			128,282
ASSESSED VALUE			486,025
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			486,025
TOTAL JUST VALUE			614,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			528,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005902	CO ISSUED	0	07/08/2020
B1801157	NEW CONSTR	360,328	09/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2380/1867	7/30/2020	WD	Q	I	01
					SALE PRICE
					455,000
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: GARRETT WILLIAM E &					
2227/0749	9/28/2018	SW	U	V	37
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: AMELIA NATIONAL CON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W31 FOP=[YR=2019] W29 S13 E12 N1 E17 N12\$ S12 W17 S1 W12 S53 FGR=[YR=2019] S10 E6 S1 E10 N1 E6 N10 W22\$ E21 N12 FOP=[YR=2019] E8 N3 W8 S3\$ N3 E18 FGR=[YR=2019] S8 E21 N21 W21 S13\$ N13 E21 N38\$.											