



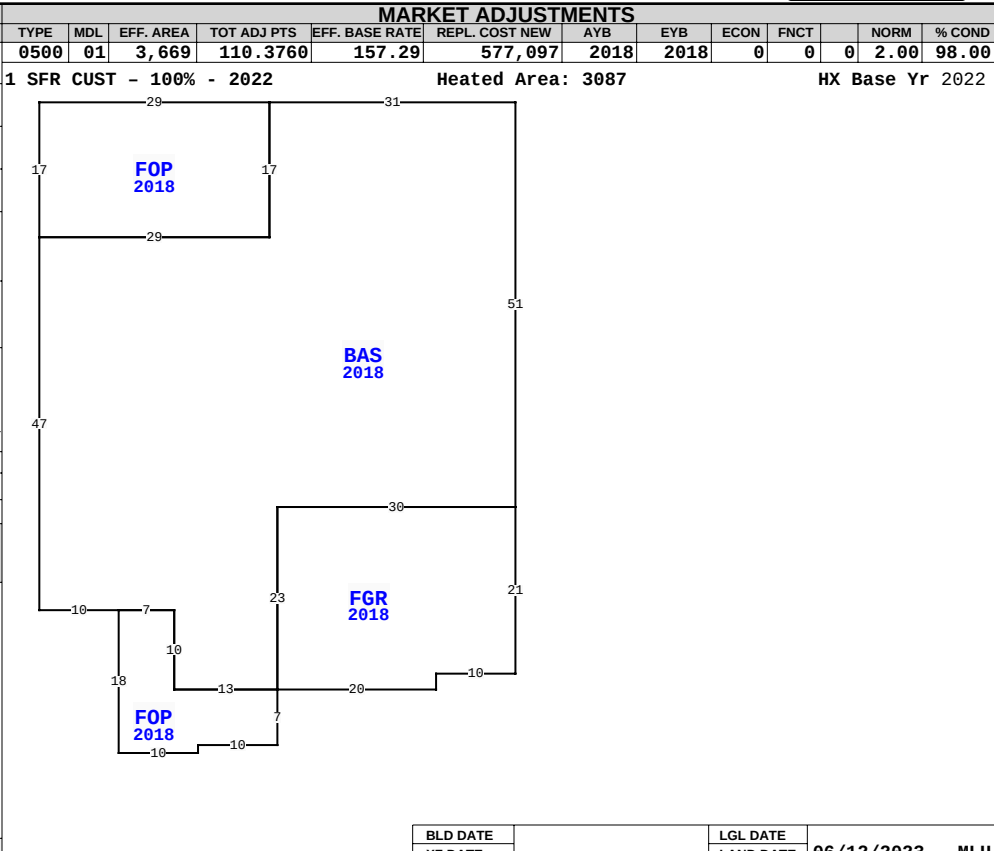
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	3,087	100	3,087	475,843
FGR	670	55	368	56,725
FOP	220	30	66	10,173
FOP	493	30	148	22,813
TOTALS	4,470		3,669	565,555

L N	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	0 100	21	3	63.00	SF	6.50	6.50	100	2018	2018	3	98	401	
2	0810	CONCRETE A	0 100	0	0	982.00	SF	6.50	6.50	100	2018	2018	3	98	6,255	

LAND DESCRIPTION			TOTAL OB/XF 6,656													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00



95081 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		565,555	
TOTAL MARKET OB/XF VALUE		6,656	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		687,211	
SOH/AGL Deduction		165,214	
ASSESSED VALUE		521,997	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		471,997	
TOTAL JUST VALUE		687,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		590,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800231	CO ISSUED	0	08/21/2018
B1800231	NEW CONSTR	401,354	01/09/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2467/0348	6/01/2021	WD Q	I	I	01
GRANTOR: KVAM MARTIN J & SHAND					
GRANTEE: DUNLOP JAMES					
2370/0714	6/19/2020	WD Q	I	I	01
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: KVAM MARTIN J & SHA					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2018] W31 FOP=[YR=2018] W29 S17 E29 N17\$ S17 W29 S47 E10 FOP=[YR=2018] S18 E10 N1 E10 N7 W13 N10 W7\$ E7 S10 E13 FGR=[YR=2018] E20 N2 E10 N21 W30 S23\$ N23 E30 N51\$.																