LOT 275
AMELIA NATIONAL #1B PB 7/191

**HUTSELL JACQUELINE S & GREGORY**
95073 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-006A-0275-0000**

## BUILDING CHARACTERISTICS

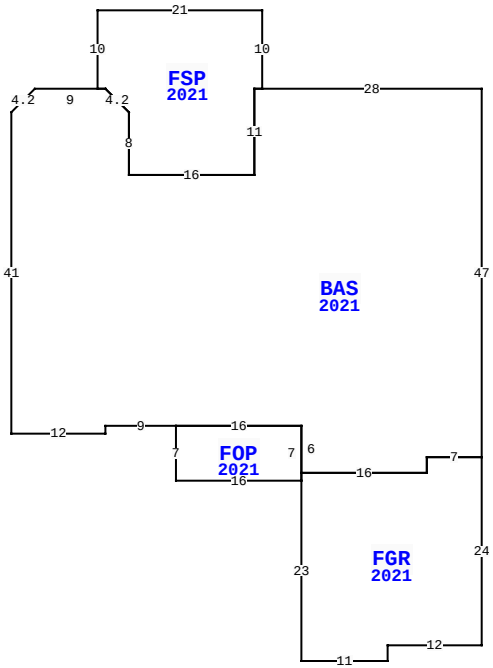
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2,531 | 100 | 2,531 | 394,203 |
| FGR | 542 | 55 | 298 | 46,414 |
| FOP | 112 | 30 | 34 | 5,296 |
| FSP | 391 | 40 | 156 | 24,297 |
| TOTALS | 3,576 | | 3,019 | 470,209 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,019 | 109.2960 | 155.75 | 470,209 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2022 Heated Area: 2531 HX Base Yr 2022




95073 SWEETBERRY WAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 470,209 |
| TOTAL MARKET OB/XF VALUE | | 8,573 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 593,782 |
| SOH/AGL Deduction | | 47,431 |
| ASSESSED VALUE | | 546,351 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 491,351 |
| TOTAL JUST VALUE | | 593,782 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 530,438 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2010113 | CO ISSUED | 0 | 05/20/2021 |
| B2010113 | NEW CONSTR | 349,106 | 10/22/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2464/1538 | 5/21/2021 | WD | Q | I | 01 | 500,500 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: HUTSELL JACQUELINE | | | | | | |
| 2085/1915 | 8/29/2016 | WD | U | V | 11 | 100 |
| GRANTOR: FF FLORIDA SOUTHERN H | | | | | | |
| GRANTEE: FF FLORIDA RESIDENT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W28 FSP=[YR=2021] N10 W21 S10 E1 D3 R3 S8 E16 N11 E1$ W1 S11 W16 N8 U3 L3 W9 D3 L3 S41 E12 N1 E9 FOP=[YR=2021] S7 E16 FGR=[YR=2021] S23 E11 N2 E12 N24 W7 S2 W16 S1$ N7 W16$ E16 S6 E16 N2 E7 N47$.

## EXTRA FEATURES

| LN | 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 100 | 2,000 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,264.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 6,573 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,573

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 115,000 | | | | | | | |

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS