



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

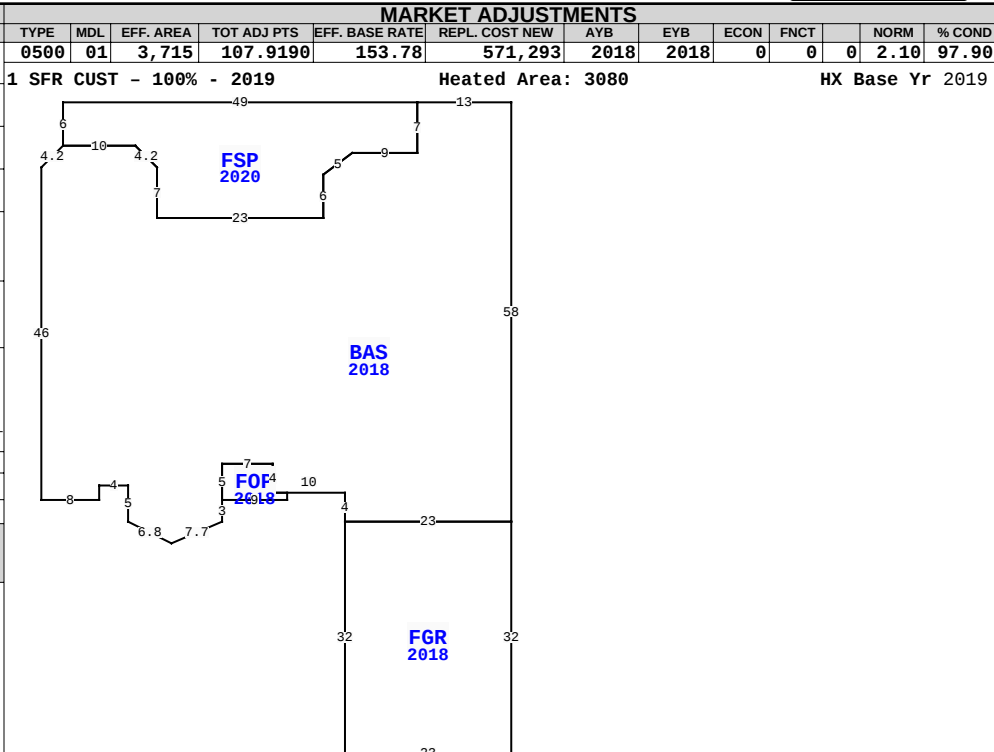
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,080	100	3,080	463,696
FGR	736	55	405	60,973
FOP	37	30	11	1,656
FSP	548	40	219	32,971

TOTALS	4,401		3,715	559,296
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	7	5	35.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	1,360.00	SF	10.00	10.00	100	2018
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



95065 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
21,436											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			559,296
TOTAL MARKET OB/XF VALUE			21,436
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			695,732
SOH/AGL Deduction			244,887
ASSESSED VALUE			450,845
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			400,845
TOTAL JUST VALUE			695,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			594,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706314	CO ISSUED	0	04/13/2018
B1706314	NEW CONSTR	0	07/14/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2190/1345	4/17/2018	WD Q	I	02	
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: VAN TOMME JOHN J &					
2134/0253	7/14/2017	SW U	V	30	
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: AMELIA NATL CONST H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W13 FSP=[YR=2020] W49 S6 E10 D3 R3 S7 E23 N6 U3 R4 E9 N7S S7 W9 D3 L4 S6 W23 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D3 R6 R7 U3 N3 FOP=[YR=2018] E9 N1 W2 N4 W7 S5S N5 E7 S4 E10 S4 FGR=[YR=2018] S32 E23 N32 W23S E23 N58S.											