



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 70
Interior Floo	14 CARPET 30
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

NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,193	100	3,193	573,039
FGR	667	55	367	65,865
FOP	37	30	11	1,974
FOP	609	30	183	32,842

TOTALS	4,506		3,754	673,720
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500 FP-PRE FAB
2	0855 CONC PAVER

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,754	127.2159	181.28	680,525	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021 Heated Area: 3193 HX Base Yr 2021											
95053 SWEETBERRY WAY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/12/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		673,720	
TOTAL MARKET OB/XF VALUE		17,206	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		805,926	
SOH/AGL Deduction		252,726	
ASSESSED VALUE		553,200	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		503,200	
TOTAL JUST VALUE		805,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		690,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C9013039	CO ISSUED	0	06/25/2020
19013039	NEW CONSTR	435,874	12/30/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2373/0210	6/30/2020	WD	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: WIERNICKI CHRISTOPH					
2085/1915	8/29/2016	WD	U	V	11
GRANTOR: FF FLORIDA SOUTHERN H					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2020] W9 FOP=[YR=2020] W12 S6 W41 S6 E10 D3 R3 S8 E21 N7 U3 R4 E9 N7 E6 N6\$ S6 W6 S7 W9 L4 D3 S7 W21 N8 U3 L3 W10 D3 L3 S46 E12 S3 D3 R6 R7 U3 N2 FOP=[YR=2020] E9 N1 W2 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2020] S29 E23 N29 W23\$ E23 N65\$.	

LAND DESCRIPTION										TOTAL OB/XF										17,206									
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	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												