



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

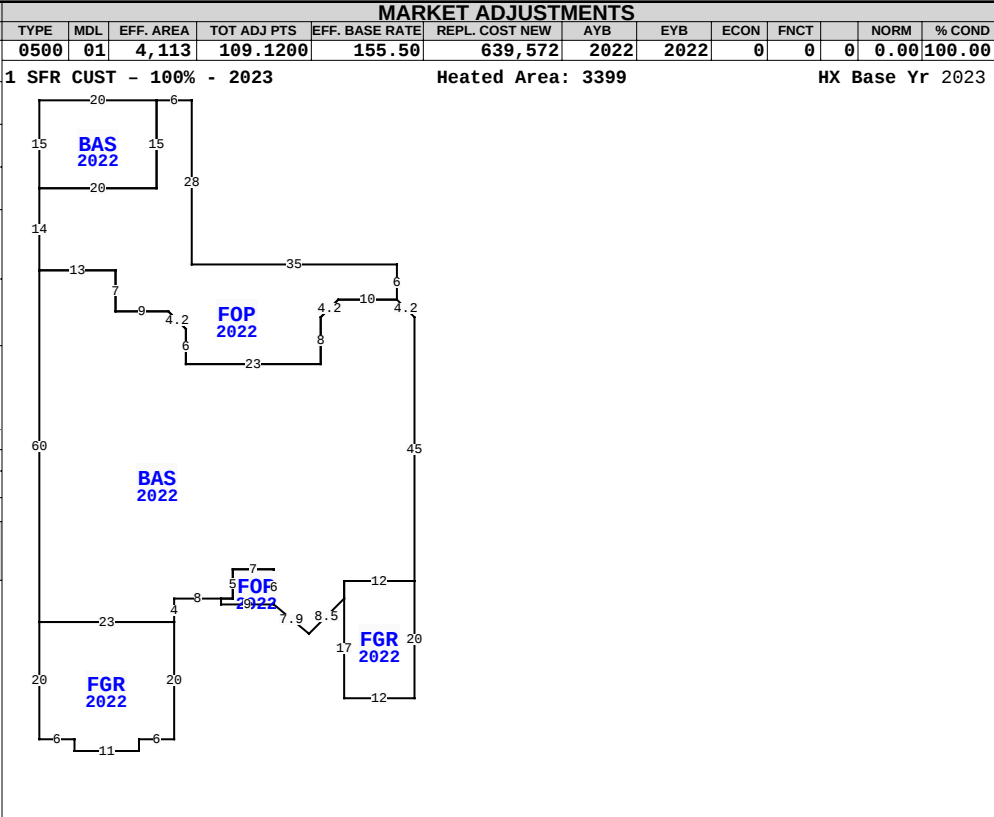
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	46,650
BAS	3,099	100	3,099	481,895
FGR	240	55	132	20,526
FGR	482	55	265	41,208
FOP	44	30	13	2,022
FOP	1,015	30	304	47,272

TOTALS	5,180		4,113	639,572
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0504	FP-ELECTRI	0	100	0	0			
2	0811	CONCRETE B	0	100	0	0			
3	0911	SCRN RM A	0	100	0	0			
4	0861	POOL GUNIT	0	100	0	0			
5	0855	CONC PAVER	0	100	0	0			
6	0855	CONC PAVER	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	
RETURN DATE: 02/17/2022			BY: 00		



95043 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	NC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
1,339.00	SF	5.20	5.20	100	2022	2022	3	100	6,963	
864.00	SF	17.50	17.50	100	2022	2022	3	100	15,120	
346.00	SF	85.00	85.00	100	2022	2022	3	100	29,410	
518.00	SF	10.00	10.00	100	2022	2022	3	100	5,180	
32.00	SF	10.00	10.00	100	2022	2022	3	100	320	

TOTAL OB/XF													58,993		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										639,572				
TOTAL MARKET OB/XF VALUE										58,993				
TOTAL LAND VALUE - MARKET										115,000				
TOTAL MARKET VALUE										813,565				
SOH/AGL Deduction										0				
ASSESSED VALUE										813,565				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										763,565				
TOTAL JUST VALUE										813,565				
NCON VALUE										698,565				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										105,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004886	SCREEN ROOM	9,576	03/30/2022
22001298	SWIM POOL	69,086	01/21/2022
21001433	NEW CONSTR	580,075	10/19/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2577/1091	7/12/2022	SW	Q	I	02	1,050,600	
GRANTOR: ICI JACKSONVILLE RESI							
GRANTEE: CHERPOCK JOHN ALBER							
1599/0347	12/22/2008	WD	U	V	19	100	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: ICI JACKSONVILLE RE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] U3 L3 FOP=[YR=2022] N6 W35 N28 W6 BAS=[YR=2022] W20 S15 E20 N15 S \$15 W20 S14 E13 S7 E9 D3 R3 S6 E23 N8 U3 R3 E10\$ W10 D3 L3 S8 W23 N6 U3 L3 W9 N7 W13 S60 FGR=[YR=2022] S20 E6 S2 E11 N2 E6 N20 W23\$ E23 N4 E8 FOP=[YR=2022] S1 E9 N6 W7 S5 W2\$ E2 N5 E7 S6 D5 R6 U6 R6 FGR=[YR=2022] S17 E12 N20 W12 S3\$ N3 E12 N45\$.									