LOT 280
AMELIA NATIONAL #1B PB 7/191

RADCLIFF KATIE ADELA &/BEAL JAMES RICHARD
95029 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0280-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

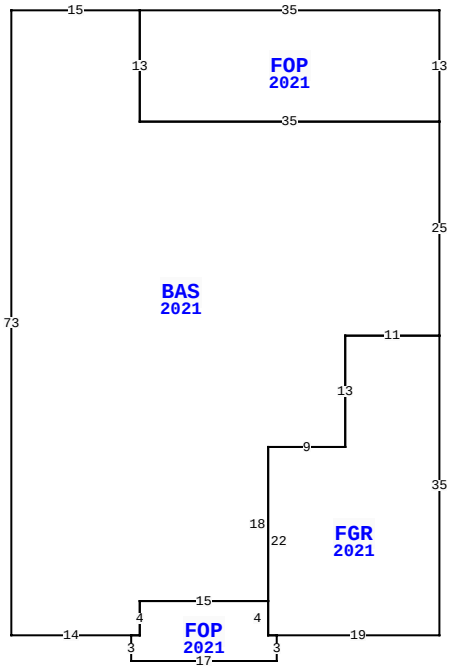
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,552	100	2,552	397,474
FGR	583	55	321	49,996
FOP	111	30	33	5,140
FOP	455	30	136	21,182
TOTALS	3,701		3,042	473,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,042	109.2960	155.75	473,792	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2552 HX Base Yr



95029 SWEETBERRY WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	473,792
TOTAL MARKET OB/XF VALUE	7,230
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	596,022
SOH/AGL Deduction	0
ASSESSED VALUE	596,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	596,022
TOTAL JUST VALUE	596,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	526,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101869	NEW CONSTR	360,547	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1997	5/11/2022	SW	Q	I	01	756,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RADCLIFF KATIE ADEL						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W35 BAS=[YR=2021] W15 S73 E14 FOP=[YR=2021] S3 E17 N3 FGR=[YR=2021] E19 N35 W11 S13 W9 S22 E1$ W1 N4 W15 S4 W1$ E1 N4 E15 N18 E9 N13 E11 N25 W35 N13$ S13 E35 N13$.

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	0855	CONC PAVER	0	0	0	0	723.00	SF	10.00	10.00	100	2021	2021	3	100	7,230	

LAND DESCRIPTION

TOTAL OB/XF 7,230

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	000136	C	SFR INT	0		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