

LOT 199
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

KRONE GAIL J & ROBERT A
95123 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0199-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

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	3,129	100	3,129	649,580
FGR	713	55	392	81,379
FOP	37	30	11	2,284
FSP	555	40	222	46,087

TOTALS 4,434 3,754 779,330

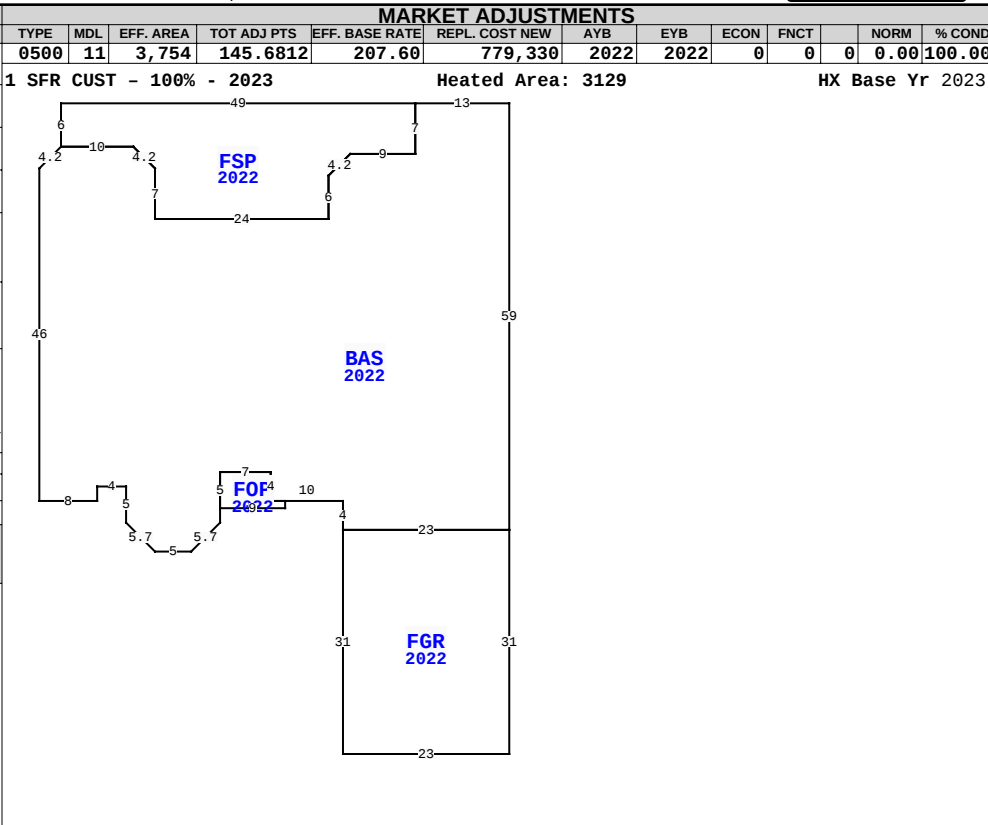
EXTRA FEATURES

L N	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	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0 100	0	0	1,327.00	SF	10.00	10.00	100	2022	2022	3	100	13,270	
3	0911	SCRN RM A	0 100	0	0	992.00	SF	17.50	17.50	100	2022	2022	3	100	17,360	
4	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	85.00	100	2022	2022	3	100	25,500	
5	0855	CONC PAVER	0 100	0	0	692.00	SF	10.00	10.00	100	2022	2022	3	100	6,920	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	

LAND DESCRIPTION

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							

REVIEW DATE 12/14/2022 BY DJ



95123 SWEETBERRY WAY, FERNANDINA BEACH

TOTAL OB/XF										70,050									
L N	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	2022	2022	3	100	2,000				
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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							

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NASSAU COUNTY PROPERTY										PAGE 1 of 1										4									
VALUATION SUMMARY										STANDARD																			
VALUATION BY										STANDARD																			
Tax Group: 4										Tax Dist:																			
BUILDING MARKET VALUE										779,330																			
TOTAL MARKET OB/XF VALUE										70,050																			
TOTAL LAND VALUE - MARKET										115,000																			
TOTAL MARKET VALUE										964,380																			
SOH/AGL Deduction										0																			
ASSESSED VALUE										964,380																			
TOTAL EXEMPTION VALUE										50,000																			
BASE TAXABLE VALUE										914,380																			
TOTAL JUST VALUE										964,380																			
NCON VALUE										849,380																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										80,000																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000063	CO ISSUED	0	11/01/2022
22007302	ADDITION	8,040	05/11/2022
22004889	SWIM POOL	85,575	03/30/2022
22001600	NEW CONSTR	521,014	01/27/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2607/1462	12/08/2022	SW	Q	I	02	1,074,000			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: KRON GAIL J & ROBER									
2457/1112	4/28/2021	SW	U	V	30	3,800,000			
GRANTOR: AMELIA NATIONAL ENTER									
GRANTEE: FF FLORIDA RESIDENT									

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W13 FSP=[YR=2022] W49 S6 E10 D3 R3 S7 E24 N6 U3 R3 E9 N7\$ S7 W9 D3 L3 S6 W24 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D4 R4 E5 U4 R4 N2 FOP=[YR=2022] E9 N1 W2 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2022] S31 E23 N31 W23\$ E23 N59\$.