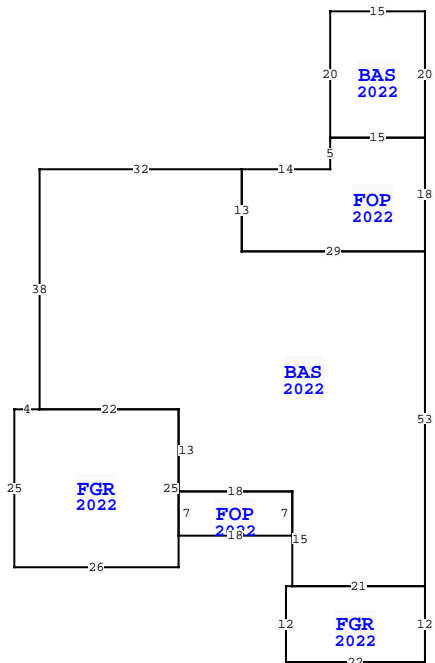


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,740	136.3824	194.34	726,832	2022	2022	0	0	0.00	100.00	
1 SFR CUST - 100% - 2023 Heated Area: 3063 HX Base Yr 2023												



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	300	100	300	58,302
BAS	2,763	100	2,763	536,961
FGR	264	55	145	28,179
FGR	650	55	358	69,574
FOP	126	30	38	7,385
FOP	452	30	136	26,430
TOTALS	4,555		3,740	726,832

EXTRA FEATURES	
L N	OB/XF CODE

95145 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0 100	0	0	1,551.00	UT	4.00	4.00	100	2022	2022	3	100	6,204	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0462	ST/AL FNC	0 100	0	0	1,344.00	SF	10.00	10.00	100	2022	2022	3	100	13,440	
4	0861	POOL GUNIT	0 100	0	0	368.00	SF	85.00	85.00	100	2022	2022	3	100	31,280	
5	0855	CONC PAVER	0 100	0	0	847.00	SF	10.00	10.00	100	2022	2022	3	100	8,470	

TOTAL OB/XF																61,394
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LAND DESCRIPTION										TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	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		726,832			
TOTAL MARKET OB/XF VALUE		61,394			
TOTAL LAND VALUE - MARKET		115,000			
TOTAL MARKET VALUE		903,226			
SOH/AGL Deduction		0			
ASSESSED VALUE		903,226			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		853,226			
TOTAL JUST VALUE		903,226			
NCON VALUE		788,226			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		80,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009525	CO ISSUED	0	11/01/2022
20002531	SWIM POOL	81,536	02/15/2022
B2114933	NEW CONSTR	524,525	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/1390	11/08/2022	SW	Q	I	01	1,081,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BROWN STEPHEN MICHA						
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] W15 S20 FOP=[YR=2022] S5 W14 BAS=[YR=2022] W32 S38 FGR=[YR=2022] W4 S25 E26 N25 W22\$ E22 S13 FOP=[YR=2022] S7 E18 N7 W18\$ E18 S15 FGR=[YR=2022] W1 S12 E22 N12 W21\$ E21 N53 W29 N13\$ S13 E29 N18 W15\$ E15 N20\$.