LOT 201
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

LYNCH BRENDA B
95151 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2023

27-2N-28-006C-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

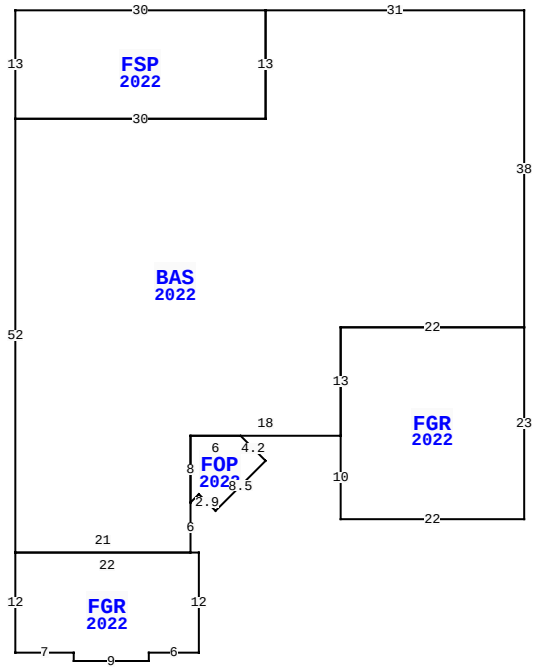
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,729	100	2,729	448,457
FGR	273	55	150	24,650
FGR	506	55	278	45,684
FOP	55	30	16	2,629
FSP	390	40	156	25,635
TOTALS	3,953		3,329	547,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,329	115.3220	164.33	547,055	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2729 HX Base Yr 2023



95151 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		547,055
TOTAL MARKET OB/XF VALUE		15,680
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		677,735
SOH/AGL Deduction		0
ASSESSED VALUE		677,735
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		622,735
TOTAL JUST VALUE		677,735
NCON VALUE		562,735
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011297	CO ISSUED	0	11/01/2022
B2116189	NEW CONSTR	461,990	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1457	11/30/2022	SW	Q	I	01	837,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: LYNCH BRENDA B						
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] W31 FSP=[YR=2022] W30 S13 E30 N13$ S13 W30 S52
FGR=[YR=2022] S12 E7 S1 E9 N1 E6 N12 W22$ E21 N6
FOP=[YR=2022] U1 R1 D2 R2 U6 R6 U3 L3 W6 S8$ N8 E18
FGR=[YR=2022] S10 E22 N23 W22 S13$ N13 E22 N38$.

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	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	1,368.00	SF	10.00	10.00	100	2022	2022	3	100	13,680	

LAND DESCRIPTION

TOTAL OB/XF 15,680

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	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 Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS