



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	3,080	100	3,080	579,594
FGR	736	55	405	76,213
FOP	29	30	9	1,693
FSP	571	40	228	42,905
TOTALS	4,416		3,722	700,404

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	1,402.00	SF	10.00	10.00
4	0861	POOL GUNIT	0 100	0	0	478.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	0	0	1,210.00	SF	17.50	17.50
6	0855	CONC PAVER	0 100	0	0	732.00	SF	10.00	10.00
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	3,722	128.0160	192.02	714,698	2019	2019	0	0
1 SFR CUST - 100% - 2020									
Heated Area: 3080									
HX Base Yr 2020									
95020 SWEETBERRY WAY, FERNANDINA BEACH									

TOTAL OB/XF									
84,761									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	4	4	16.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	1,402.00	SF	10.00	10.00
4	0861	POOL GUNIT	0 100	0	0	478.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	0	0	1,210.00	SF	17.50	17.50
6	0855	CONC PAVER	0 100	0	0	732.00	SF	10.00	10.00
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

TOTAL OB/XF									
84,761									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					700,404				
TOTAL MARKET OB/XF VALUE					84,761				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					950,165				
SOH/AGL Deduction					427,848				
ASSESSED VALUE					522,317				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					467,317				
TOTAL JUST VALUE					950,165				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					755,052				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104861	SCRN ENCLSR	10,000	04/19/2021
B2102297	SWIM POOL	89,823	02/26/2021
B2001255	(1) EXTR DOOR	1,618	02/01/2020
C1905551	CO ISSUED	0	11/12/2019
19005551	NEW CONSTR	423,342	05/28/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2321/1724	11/26/2019	WD	Q	I	01	519,900			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: DALLAS VERNON L & S									
2085/1915	8/29/2016	WD	U	V	11	100			
GRANTOR: FF FLORIDA SOUTHERN H									
GRANTEE: FF FLORIDA RESIDENT									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] U3 L3 FSP=[YR=2019] N6 W49 S7 E9 D3 R4 S7 E23 N8 U3 R3 E10\$ W10 D3 L3 S8 W23 N7 U3 L4 W9 N7 W13 S58 FGR=[YR=2019] S32 E23 N32 W23\$ E23 N4 E9 FOP=[YR=2019] S1 E8 N4 W7 S3 W1\$ E1 N3 E7 S7 D4 R4 E5 U4 R4 N5 E4 S2 E8 N46\$.									