



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

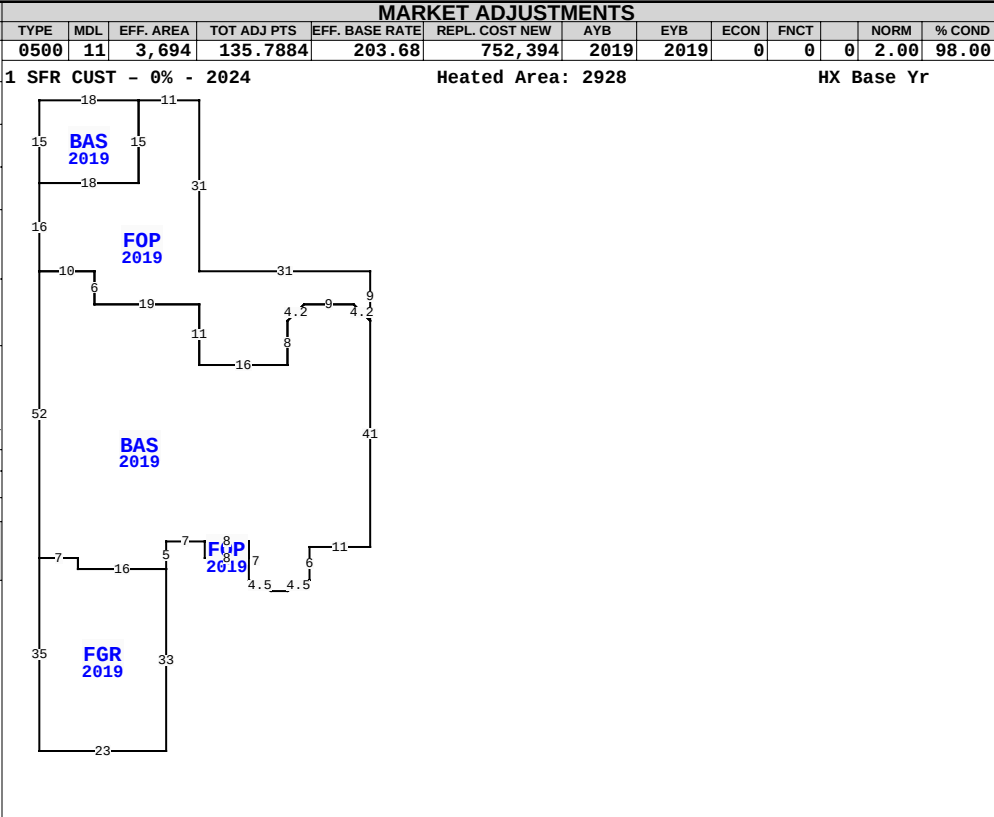
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100	270	53,894
BAS	2,658	100	2,658	530,553
FGR	773	55	425	84,833
FOP	24	30	7	1,397
FOP	1,114	30	334	66,668

TOTALS	4,839		3,694	737,346
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00
3	0855	CONC PAVER	0	0	0	0	1,746.00	SF	10.00
4	0911	SCRN RM A	0	0	31	28	868.00	SF	17.50
5	0861	POOL GUNIT	0	0	0	0	412.00	SF	102.00
6	0855	CONC PAVER	0	0	0	0	456.00	SF	10.00

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	0		PUD	0.00	0.00	1.00



95032 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	86	8,600	
3	0855	CONC PAVER	0	0	0	0	1,746.00	SF	10.00	10.00	100	2019	2019	3	98	17,111	
4	0911	SCRN RM A	0	0	31	28	868.00	SF	17.50	17.50	100	2019	2019	3	86	13,063	
5	0861	POOL GUNIT	0	0	0	0	412.00	SF	102.00	102.00	100	2019	2019	3	90	37,822	
6	0855	CONC PAVER	0	0	0	0	456.00	SF	10.00	10.00	100	2019	2019	3	98	4,469	

TOTAL OB/XF										84,530							
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
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										737,346				
TOTAL MARKET OB/XF VALUE										84,530				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										986,876				
SOH/AGL Deduction										0				
ASSESSED VALUE										986,876				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										986,876				
TOTAL JUST VALUE										986,876				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										839,571				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905989	CO ISSUED	0	12/13/2019
B1912425	SCRN ENCLSRE	0	12/04/2019
B1910845	SWIM POOL	71,200	10/15/2019
B1905989	NEW CONSTR	424,039	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2681/1910	11/29/2023	WD	Q	I	02	1,160,000	
GRANTOR: BROWNLEE AUDREY & TRA							
GRANTEE: REED DAVID H & REBE							
2331/0324	12/20/2019	WD	Q	I	01	759,100	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: BROWNLEE AUDREY H &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W31 N31 W11 BAS=[YR=2019] W18 S15 E18 N15\$ S15 W18 S16 BAS=[YR=2019] S52 FGR=[YR=2019] S35 E23 N33 W16 N2 W7\$ E7 S2 E16 N5 E7 FOP=[YR=2019] S3 E8 N3 W8\$ E8 S7 D2 R4 E3 U2 R4 N6 E11 N41 U3 L3 W9 D3 L3 S8 W16 N11 W19 N6 W10\$ E10 S6 E19 S11 E16 N8 U3 R3 E9 D3 R3 N9\$.									