



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		3 100
Bathrooms		2.5 100
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
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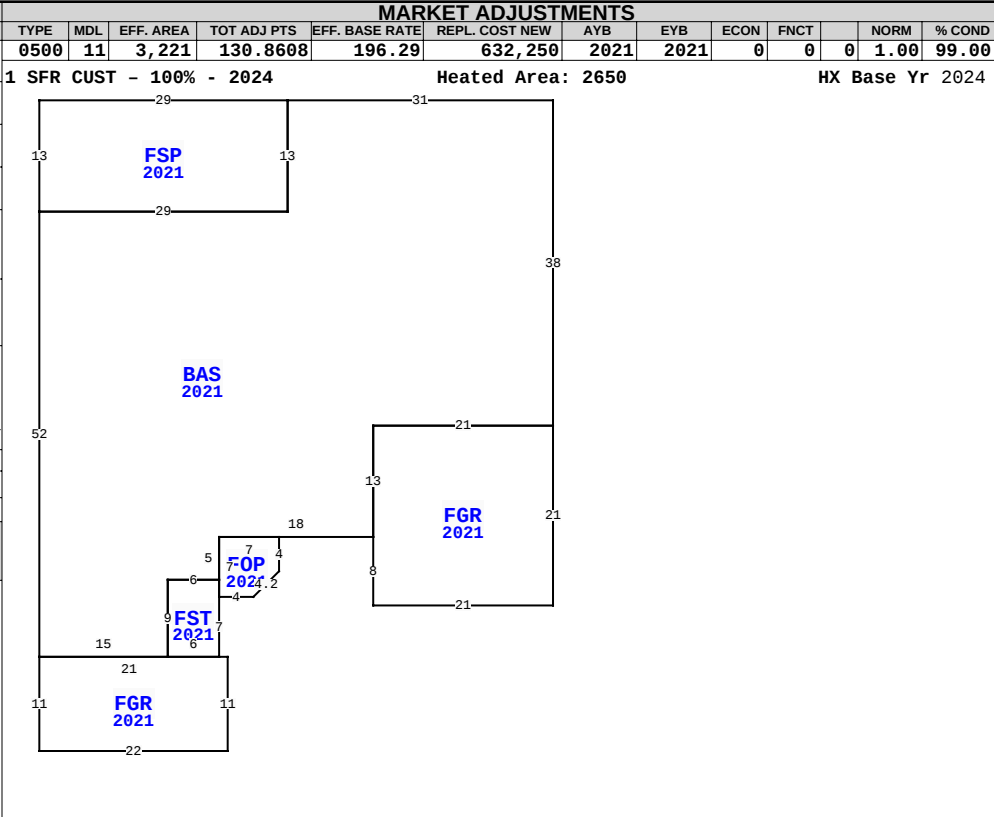
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,650	100	2,650	514,967
FGR	242	55	133	25,846
FGR	441	55	243	47,221
FOP	45	30	14	2,721
FSP	377	40	151	29,344
FST	54	55	30	5,830

TOTALS	3,809		3,221	625,928
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	1,202.00	SF	5.20	

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



95044 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
2	0811	CONCRETE B	0 100	0	0	1,202.00	SF	5.20	5.20	100	2021	2021	3	99	6,188	

TOTAL OB/XF										8,168						
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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				625,928	
TOTAL MARKET OB/XF VALUE				8,168	
TOTAL LAND VALUE - MARKET				165,000	
TOTAL MARKET VALUE				799,096	
SOH/AGL Deduction				0	
ASSESSED VALUE				799,096	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				749,096	
TOTAL JUST VALUE				799,096	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				593,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100630	CO ISSUED	0	09/07/2021
B2100630	NEW CONSTR	367,400	01/21/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2654/1117	7/18/2023	WD	Q	I	01
					SALE PRICE
					950,000
GRANTOR: GLAZE DONALD D & ANN					
GRANTEE: AUSTGEN DIANNE M RE					
2496/1228	9/09/2021	WD	Q	I	01
					552,000
GRANTOR: ICI JACKSONVILLE RESI					
GRANTEE: GLAZE DONALD D & AN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W31 FSP=[YR=2021] W29 S13 E29 N13\$ S13 W29 S52									
FGR=[YR=2021] S11 E22 N11 W1 FST=[YR=2021] N7 FOP=[YR=2021]									
E4 U3 R3 N4 W7 S7\$ N2 W6 S9 E6\$ W21\$ E15 N9 E6 N5 E18									
FGR=[YR=2021] S8 E21 N21 W21 S13 \$ N13 E21 N38\$.									