LOT 256
IN OR 2118/1973
AMELIA NATIONAL #1B PB 7/191

KROPP PAUL D & VONDA K
95066 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0256-0000

BUILDING CHARACTERISTICS

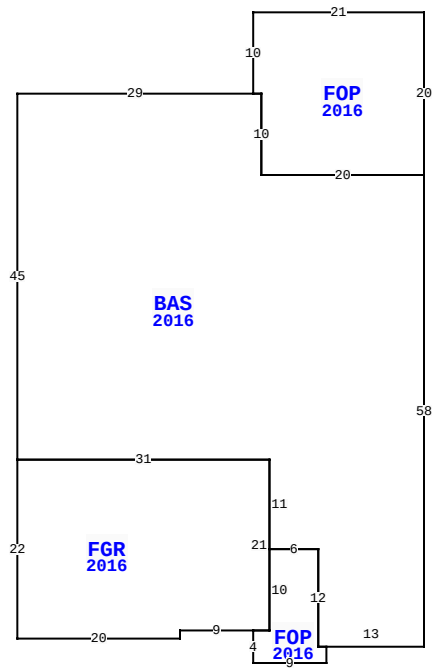
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,415	100	2,415	501,192
FGR	671	55	369	76,580
FOP	94	30	28	5,811
FOP	410	30	123	25,526
TOTALS	3,590		2,935	609,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,935	143.3754	215.06	631,201	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 2415 HX Base Yr 2018



95066 SWEETBERRY WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		609,109
TOTAL MARKET OB/XF VALUE		6,460
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		780,569
SOH/AGL Deduction		431,503
ASSESSED VALUE		349,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,066
TOTAL JUST VALUE		780,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631770	CO ISSUED	0	06/30/2016
B1631770	NEW CONSTR	312,689	02/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/1973	5/08/2017	WD	Q	I	01	375,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: KROPP PAUL D & VOND						
2026/1037	1/29/2016	SW	U	V	37	345,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W21 S10 BAS=[YR=2016] W29 S45 FGR=[YR=2016] S22 E20 N1 E9 FOP=[YR=2016] S4 E9 N2 W1 N12 W6 S10 W2$ E2 N21 W31$ E31 S11 E6 S12 E13 N58 W20 N10 W1$ E1 S10 E20 N20$.

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	0812	CONCRETE C	0	100	0	0	1,177.00	SF	4.00	4.00	100	2016	2016	3	96	4,520	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 6,460

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	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	165,000							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS