



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	4042.00
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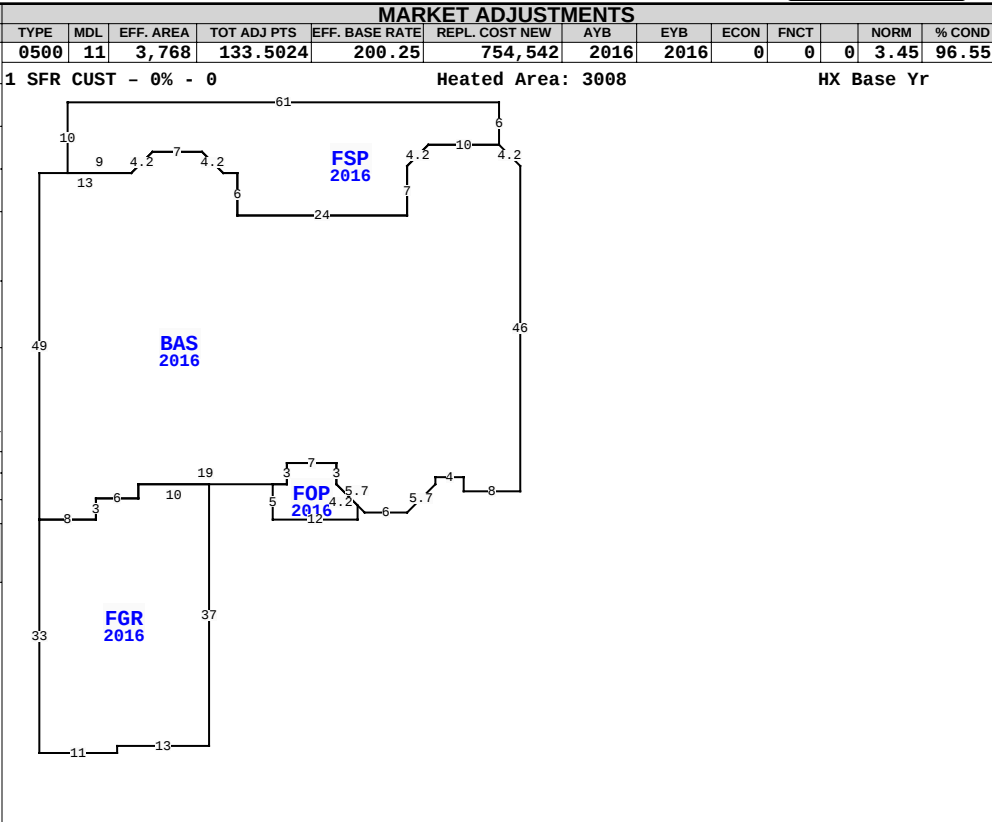
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,008	100	3,008	581,571
FGR	847	55	466	90,098
FOP	77	30	23	4,447
FSP	677	40	271	52,396

TOTALS	4,609		3,768	728,510
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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	0855	CONC PAVER	0	0	0	0	1,724.00	SF	10.00
3	0911	SCRN RM A	0	0	0	0	854.00	SF	17.50
4	0861	POOL GUNIT	0	0	0	0	432.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	422.00	SF	10.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
7	0462	ST/AL FNC	0	0	0	0	792.00	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

REVIEW DATE	10/27/2022	BY	DJ
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95088 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	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	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	0	0	0	1,724.00	SF	10.00	10.00	100	2016	2016	3	96	16,550	
3	0911	SCRN RM A	0	0	0	0	854.00	SF	17.50	17.50	100	2022	2022	3	97	14,497	
4	0861	POOL GUNIT	0	0	0	0	432.00	SF	85.00	85.00	100	2022	2022	3	98	35,986	
5	0855	CONC PAVER	0	0	0	0	422.00	SF	10.00	10.00	100	2022	2022	3	100	4,220	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
7	0462	ST/AL FNC	0	0	0	0	792.00	SF	10.00	10.00	100	2022	2022	3	98	7,762	

TOTAL OB/XF										84,350							
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

Total Acres: 0.00	Total Land Value: 165,000	Market: 0	Agricultural: 0	Common: 165,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										4							
VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										728,510							
TOTAL MARKET OB/XF VALUE										84,350							
TOTAL LAND VALUE - MARKET										165,000							
TOTAL MARKET VALUE										977,860							
SOH/AGL Deduction										342,804							
ASSESSED VALUE										635,056							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										635,056							
TOTAL JUST VALUE										977,860							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										748,753							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008657	SCRN ENCL	17,000	06/06/2022
22007870	SWIM POOL	145,600	05/20/2022
B1631707	C0 ISSUED	0	06/27/2016
B1631707	NEW CONSTR	393,643	01/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2593/1805	5/05/2022	WD	U	I	11		100
GRANTOR:HARRISON JOHN H & ANN							
GRANTEE:HARRISON JOHN LIVIN							
2405/1765	11/02/2020	WD	Q	I	01		606,300
GRANTOR:KILPATRICK CARRIE ANN							
GRANTEE:HARRISON JOHN H & A							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] U3 L3 FSP=[YR=2016] N6 W61 S10 E9 R3 U3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 L3 U3 W7 D3 L3 W13 S49 FGR=[YR=2016] S33 E11 N1 E13 N37 W10 S2 W6 S3 W8\$ E8 N3 E6 N2 E19 FOP=[YR=2016] S5 E12 N2 L3 U3 N3 W7 S3 W2\$ E2 N3 E7 S3 D4 R4 E6 U4 R4 N1 E4 S2 E8 N46\$.									