LOT 274
AMELIA NATIONAL #1B PB 7/191

DUNLOP JAMES
95081 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0274-0000

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 60
Interior Floo	14	CARPET 40
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

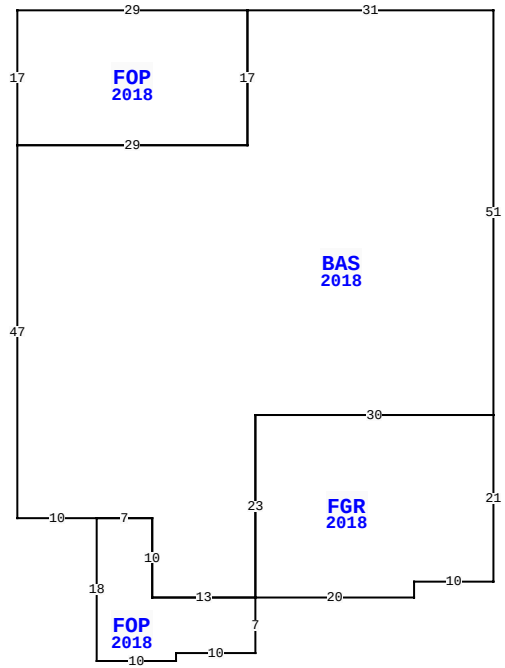
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,087	100	3,087	602,718
FGR	670	55	368	71,850
FOP	220	30	66	12,887
FOP	493	30	148	28,896
TOTALS	4,470		3,669	716,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,669	133.5024	200.25	734,717	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 3087 HX Base Yr 2022



95081 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		716,349
TOTAL MARKET OB/XF VALUE		6,589
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		887,938
SOH/AGL Deduction		350,281
ASSESSED VALUE		537,657
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		487,657
TOTAL JUST VALUE		887,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800231	CO ISSUED	0	08/21/2018
B1800231	NEW CONSTR	401,354	01/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0348	6/01/2021	WD	Q	I	01	692,000
GRANTOR: KVAM MARTIN J & SHAND						
GRANTEE: DUNLOP JAMES						
2370/0714	6/19/2020	WD	Q	I	01	520,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: KVAM MARTIN J & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 FOP=[YR=2018] W29 S17 E29 N17$ S17 W29 S47 E10 FOP=[YR=2018] S18 E10 N1 E10 N7 W13 N10 W7$ E7 S10 E13 FGR=[YR=2018] E20 N2 E10 N21 W30 S23$ N23 E30 N51$.

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	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2018	2018	3	97	397	
2	0810	CONCRETE A	0	100	0	0	982.00	SF	6.50	6.50	100	2018	2018	3	97	6,192	

LAND DESCRIPTION

TOTAL OB/XF 6,589

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	000134	C	SFR POND	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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS