



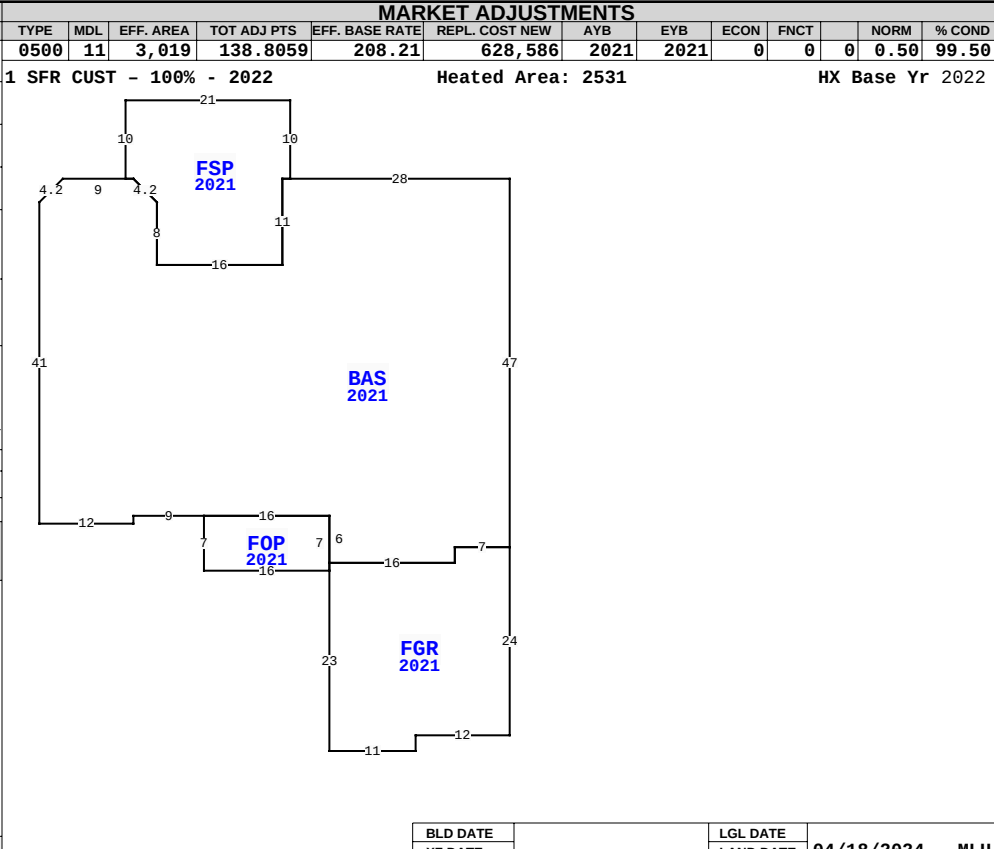
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,531	100	2,531	524,345
FGR	542	55	298	61,737
FOP	112	30	34	7,044
FSP	391	40	156	32,319
TOTALS	3,576		3,019	625,443

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021
2	0811	CONCRETE B	0 100	0	0	1,264.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



95073 SWEETBERRY WAY, FERNANDINA BEACH											
BLD DATE LGL DATE 04/18/2024 MLU											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
8,487											
Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		625,443	
TOTAL MARKET OB/XF VALUE		8,487	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		798,930	
SOH/AGL Deduction		236,188	
ASSESSED VALUE		562,742	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		507,742	
TOTAL JUST VALUE		798,930	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		593,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010113	CO ISSUED	0	05/20/2021
B2010113	NEW CONSTR	349,106	10/22/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2464/1538	5/21/2021	WD	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: HUTSELL JACQUELINE					
2085/1915	8/29/2016	WD	U	V	11
GRANTOR: FF FLORIDA SOUTHERN H					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W28 FSP=[YR=2021] N10 W21 S10 E1 D3 R3 S8 E16 N11 E1\$ W1 S11 W16 N8 U3 L3 W9 D3 L3 S41 E12 N1 E9 FOP=[YR=2021] S7 E16 FGR=[YR=2021] S23 E11 N2 E12 N24 W7 S2 W16 S1\$ N7 W16\$ E16 S6 E16 N2 E7 N47\$.											