



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

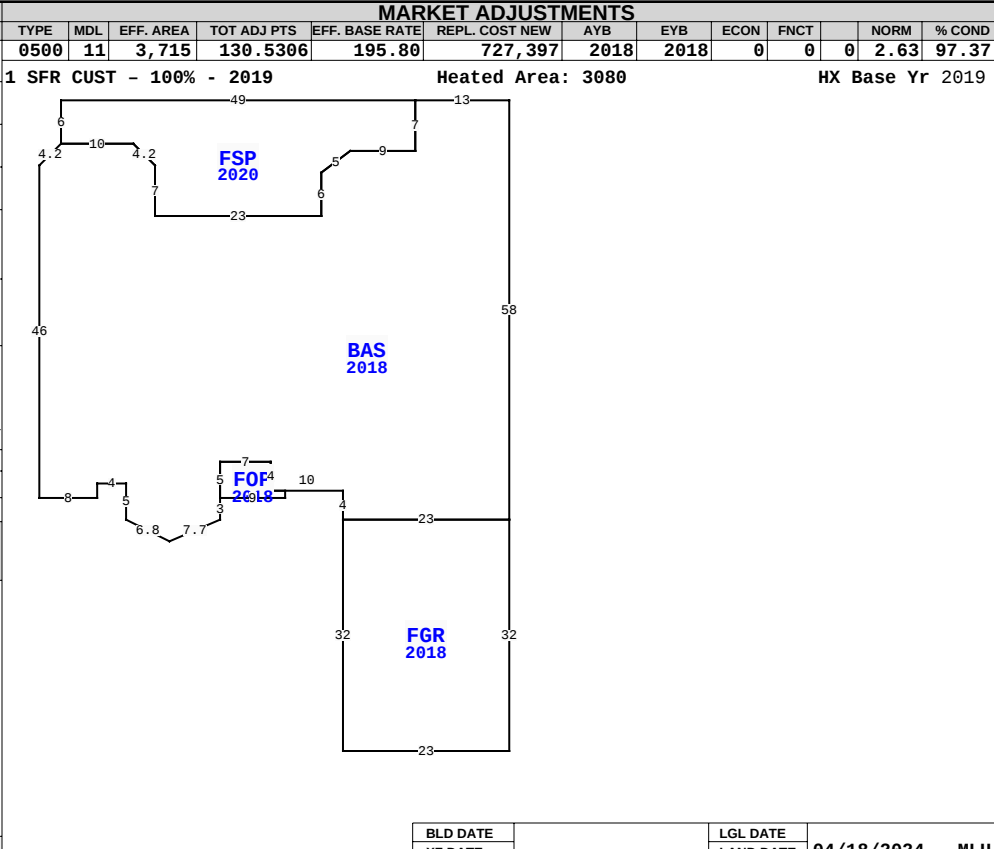
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,080	100	3,080	587,203
FGR	736	55	405	77,213
FOP	37	30	11	2,097
FSP	548	40	219	41,752
TOTALS	4,401		3,715	708,266

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	7	5	35.00	SF	10.00	10.00	100	2018
2	0855	CONC PAVER	0 100	0	0	1,360.00	SF	10.00	10.00	100	2018
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2018

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	1.00



95065 SWEETBERRY WAY, FERNANDINA BEACH											
TOTAL OB/XF 21,062											

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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	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
708,266											
TOTAL MARKET OB/XF VALUE											
21,062											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
894,328											
SOH/AGL Deduction											
429,958											
ASSESSED VALUE											
464,370											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
414,370											
TOTAL JUST VALUE											
894,328											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
695,732											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706314	CO ISSUED	0	04/13/2018
B1706314	NEW CONSTR	0	07/14/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2712/73	5/14/2024	WD	Q	I	01	1,025,000	
GRANTOR:VAN TOMME JOHN J & JA							
GRANTEE: KORNHEISER SANDRA &							
2190/1345	4/17/2018	WD	Q	I	02	527,100	
GRANTOR:AMELIA NATIONAL CONST							
GRANTEE:VAN TOMME JOHN J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W13 FSP=[YR=2020] W49 S6 E10 D3 R3 S7 E23 N6 U3 R4 E9 N7S S7 W9 D3 L4 S6 W23 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D3 R6 R7 U3 N3 FOP=[YR=2018] E9 N1 W2 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2018] S32 E23 N32 W23\$ E23 N58\$.											