

LOT 199
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

KRONE GAIL J & ROBERT A
95123 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0199-0000



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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

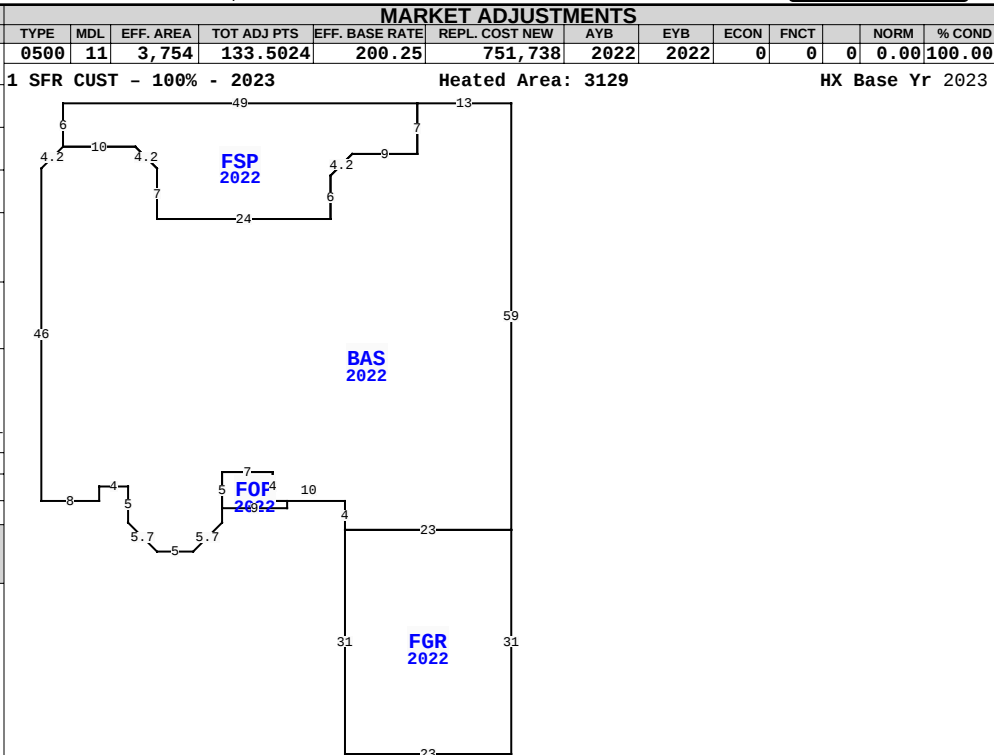
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,129	100	3,129	626,582
FGR	713	55	392	78,498
FOP	37	30	11	2,203
FSP	555	40	222	44,456

TOTALS	4,434		3,754	751,738
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	1,327.00	SF	10.00	10.00	
3	0911	SCRN RM A	0	100	0	0	992.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	692.00	SF	10.00	10.00	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	

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



95123 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	1,327.00	SF	10.00	10.00	100	2022	2022	3	100	13,270	
3	0911	SCRN RM A	0	100	0	0	992.00	SF	17.50	17.50	100	2022	2022	3	97	16,839	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2022	2022	3	98	24,990	
5	0855	CONC PAVER	0	100	0	0	692.00	SF	10.00	10.00	100	2022	2022	3	100	6,920	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	97	4,850	

TOTAL OB/XF											
68,869											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						751,738					
TOTAL MARKET OB/XF VALUE						68,869					
TOTAL LAND VALUE - MARKET						165,000					
TOTAL MARKET VALUE						985,607					
SOH/AGL Deduction						0					
ASSESSED VALUE						985,607					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						935,607					
TOTAL JUST VALUE						985,607					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						964,380					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000063	CO ISSUED	0	11/01/2022
22007302	ADDITION	8,040	05/11/2022
22004889	SWIM POOL	85,575	03/30/2022
22001600	NEW CONSTR	521,014	01/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1462	12/08/2022	SW	Q	I	02	1,074,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KRON GAIL J & ROBER						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 FSP=[YR=2022] W49 S6 E10 D3 R3 S7 E24 N6 U3 R3 E9 N7\$ S7 W9 D3 L3 S6 W24 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D4 R4 E5 U4 R4 N2 FOP=[YR=2022] E9 N1 W2 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2022] S31 E23 N31 W23\$ E23 N59\$.											