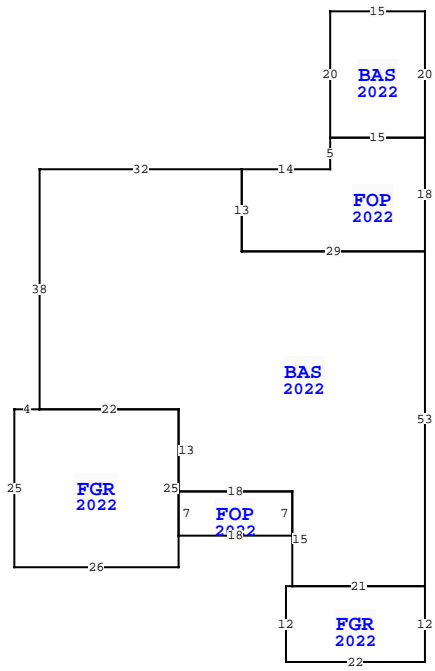


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,740	131.2164	196.82	736,107	2022	2022	0	0	0.00	100.00	
1 SFR CUST - 100% - 2023 Heated Area: 3063 HX Base Yr 2023												



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	300	100	300	59,046
BAS	2,763	100	2,763	543,814
FGR	264	55	145	28,539
FGR	650	55	358	70,462
FOP	126	30	38	7,479
FOP	452	30	136	26,768
TOTALS	4,555		3,740	736,107

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			736,107
TOTAL MARKET OB/XF VALUE			83,499
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			984,606
SOH/AGL Deduction			31,283
ASSESSED VALUE			953,323
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			903,323
TOTAL JUST VALUE			984,606
NCON VALUE			23,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			903,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009256	ENCLOSURE	11,250	07/19/2023
21009525	CO ISSUED	0	11/01/2022
20002531	SWIM POOL	81,536	02/15/2022
B2114933	NEW CONSTR	524,525	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1993	5/20/2024	LE U		I	11	100
GRANTOR: BROWN STEPHEN MICHAEL						
GRANTEE: BROWN STEPHEN & MIS						
2601/1390	11/08/2022	SW Q		I	01	1,081,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: BROWN STEPHEN MICHA						

EXTRA FEATURES	95145 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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2022	2022	3	100	6,204	
2	0504	FP-ELECTRI	0	100	0	0		2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2022	2022	3	98	13,171	
4	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2022	2022	3	98	30,654	
5	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2022	2022	3	100	8,470	
6	0912	SCRN RM G	0	100	0	0		20.00	20.00	100	2024	2023		100	23,000	

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS=[YR=2022] W15 S20 FOP=[YR=2022] S5 W14 BAS=[YR=2022] W32 S38 FGR=[YR=2022] W4 S25 E26 N25 W22\$ E22 S13 FOP=[YR=2022] S7 E18 N7 W18\$ E18 S15 FGR=[YR=2022] W1 S12 E22 N12 W21\$ E21 N53 W29 N13\$ S13 E29 N18 W15\$ E15 N20\$.	

LAND DESCRIPTION		TOTAL OB/XF															83,499							
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	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							