

LOT 202
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

HURNI MICHAEL & THANAPHORN
95157 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0202-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	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		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

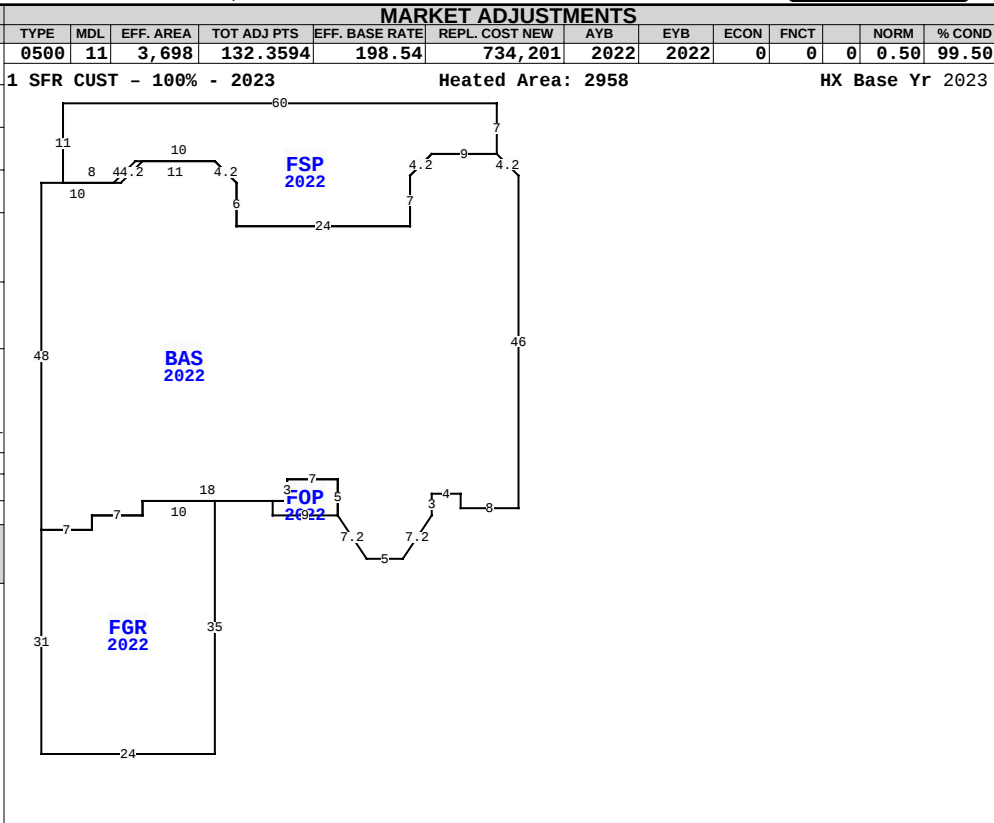
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,958	100	2,958	584,345
FGR	798	55	439	86,723
FOP	39	30	12	2,370
FSP	722	40	289	57,091

TOTALS	4,517		3,698	730,530
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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	2022
2	0812	CONCRETE C	0 100	0	0	1,381.00	SF	4.00	4.00	100	2022
3	0462	ST/AL FNC	0 100	0	0	660.00	SF	10.00	10.00	100	2022

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



95157 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	0812	CONCRETE C	0 100	0	0	1,381.00	SF	4.00	4.00	100	2022	2022	3	100	5,524	
3	0462	ST/AL FNC	0 100	0	0	660.00	SF	10.00	10.00	100	2022	2022	3	98	6,468	

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,698	132.3594	198.54	734,201	2022	2022	0	0	0.50	99.50

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		730,530
TOTAL MARKET OB/XF VALUE		13,992
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		909,522
SOH/AGL Deduction		210,859
ASSESSED VALUE		698,663
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		643,663
TOTAL JUST VALUE		909,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018074	NEW CONSTR	523,639	12/30/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2600/0464	10/28/2022	SW	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					SALE PRICE
GRANTEE: HURNI MICHAEL & THA					
2457/1112	4/28/2021	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					3,800,000
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES

BUILDING DIMENSIONS															
BAS=[YR=2022] U3 L3 FSP=[YR=2022] N7 W60 S11 E8 U3 R3 E10 D3 R3 S6 E24 N7 U3 R3 E9\$ W9 D3 L3 S7 W24 N6 U3 L3 W11 D3 L3 W10 S48 FGR=[YR=2022] S31 E24 N35 W10 S2 W7 S2 W7\$ E7 N2 E7 N2 E18 FOP=[YR=2022] S2 E9 N5 W7 S3 W2\$ E2 N3 E7 S5 D6 R4 E5 U6 R4 N3 E4 S2 E8 N46\$.															