LOT 203
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

EVANS JEFFREY WILLIAM & JULIE BONDS
95158 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0203-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

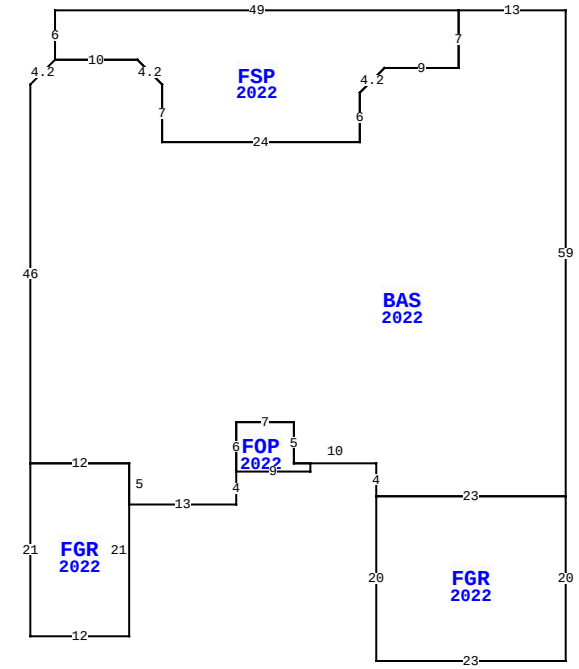
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,120	100	3,120	639,227
FGR	252	55	139	28,478
FGR	460	55	253	51,835
FOP	44	30	13	2,664
FSP	555	40	222	45,483
TOTALS	4,431		3,747	767,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,747	137.2743	205.91	771,545	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 3120 HX Base Yr 2024



95158 SWEETBERRY WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		767,687
TOTAL MARKET OB/XF VALUE		34,714
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		967,401
SOH/AGL Deduction		0
ASSESSED VALUE		967,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		917,401
TOTAL JUST VALUE		967,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		883,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017776	CO ISSUED	0	12/02/2022
22003976	NEW CONSTR	522,670	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0273	12/06/2022	SW	Q	I	01	1,003,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: EVANS JEFFREY WILLI						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

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 FGR=[YR=2022] S21 E12 N21 W12$ E12 S5 E13 N4 FOP=[YR=2022] E9 N1 W2 N5 W7 S6$ N6 E7 S5 E10 S4 FGR=[YR=2022] S20 E23 N20 W23$ E23 N59$.

EXTRA FEATURES

LN	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	1,772.00	SF	10.00	10.00	100	2022	2022	3	100	17,720	
3	0462	ST/AL FNC	0	100	0	0	1,530.00	SF	10.00	10.00	100	2022	2022	3	98	14,994	

LAND DESCRIPTION

TOTAL OB/XF 34,714

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS