LOT 208
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

MCGLUE MICHAEL A & EDWINA G
95128 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0208-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

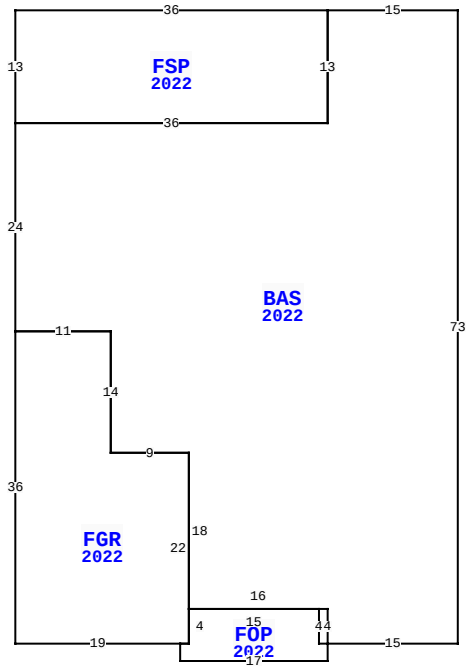
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,597	100	2,597	555,291
FGR	594	55	327	69,919
FOP	94	30	28	5,987
FSP	468	40	187	39,984
TOTALS	3,753		3,139	671,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,139	142.5448	213.82	671,181	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 2597 HX Base Yr



95128 SWEETBERRY WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	671,181
TOTAL MARKET OB/XF VALUE	8,840
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	845,021
SOH/AGL Deduction	156,540
ASSESSED VALUE	688,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	688,481
TOTAL JUST VALUE	845,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	625,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012754	CO ISSUED	0	11/01/2022
21017433	NEW CONSTR	433,305	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2609/0494	12/16/2022	SW	Q	I	01	808,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: MCGLUE MICHAEL A &						
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] W15 FSP=[YR=2022] W36 S13 E36 N13$ S13 W36 S24 FGR=[YR=2022] S36 E19 FOP=[YR=2022] S2 E17 N2 W1 N4 W15 S4 W1$ E1 N22 W9 N14 W11$ E11 S14 E9 S18 E16 S4 E15 N73$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	0	0	0	612.00	SF	10.00	10.00	100	2022	2022	3	100	6,120	
3	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	100	2022	2022	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 8,840

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	0		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