

LOT 209
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

STEIN JERRY NELSON & PATRICIA
95120 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2024

27-2N-28-006C-0209-0000



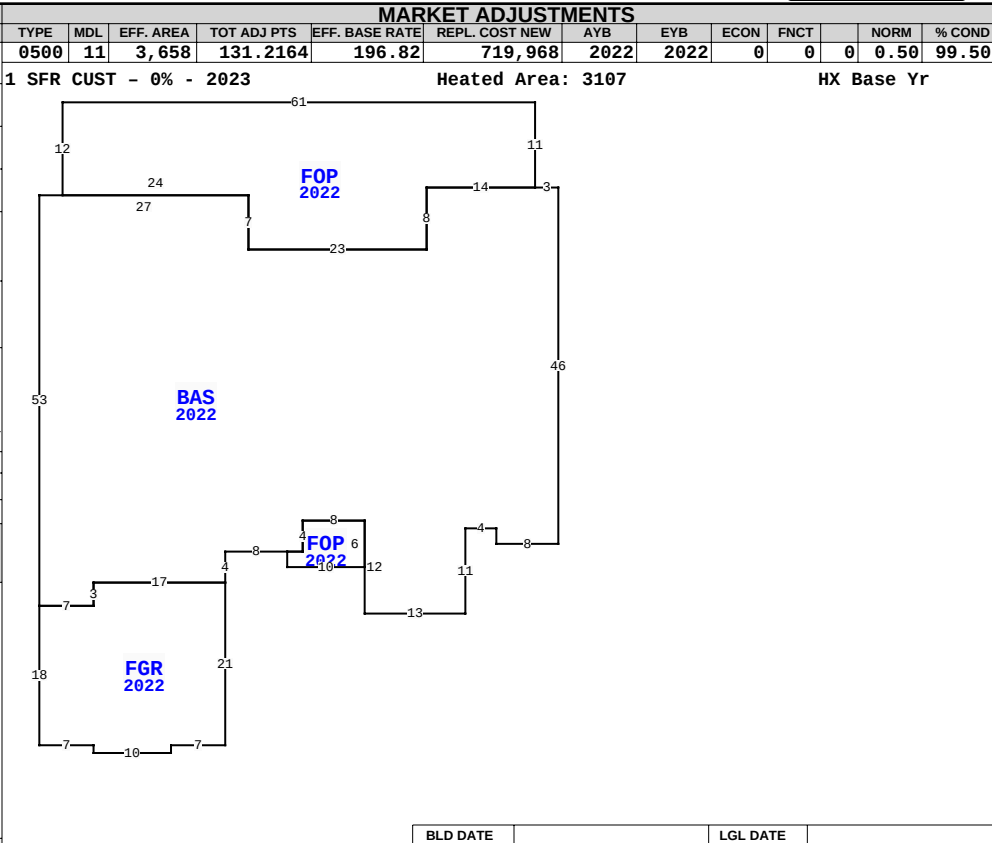
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,107	100	3,107	608,462
FGR	493	55	271	53,071
FOP	52	30	16	3,133
FOP	879	30	264	51,700
TOTALS	4,531		3,658	716,368

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	0	0	0	
2	0855	CONC PAVER	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	0	



95120 SWEETBERRY WAY, FERNANDINA BEACH										BLD DATE		LGL DATE	04/18/2024	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										STANDARD				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										716,368				
TOTAL MARKET OB/XF VALUE										13,940				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										895,368				
SOH/AGL Deduction										1,104				
ASSESSED VALUE										894,264				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										894,264				
TOTAL JUST VALUE										895,368				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										812,913				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005705	CO ISSUED	0	11/01/2022
B2108087	NEW CONSTR	455,326	06/21/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/0913	12/13/2022	SW	Q	I	02	883,100	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: STWIN JERRY NELSON							
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] W3 FOP=[YR=2022] N11 W61 S12 E24 S7 E23 N8 E14\$ W14 S8 W23 N7 W27 S53 FGR=[YR=2022] S18 E7 S1 E10 N1 E7 N21 W17 S3 W7\$ E7 N3 E17 N4 E8 FOP=[YR=2022] S2 E10 N6 W8 S4 W2\$ E2 N4 E8 S12 E13 N11 E4 S2 E8 N46\$.									