LOT 251
AMELIA NATIONAL #1B PB 7/191

JACKSON LORENZO & CAMELA R
95026 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0251-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

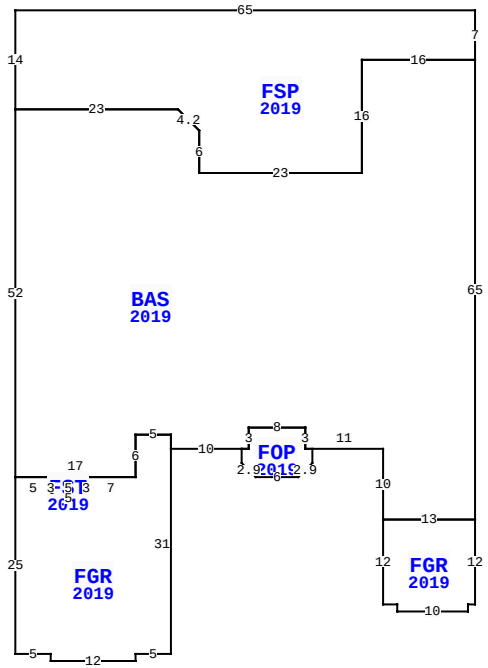
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,185	100	2019	3,185	614,150
FGR	166	55	2019	91	17,547
FGR	577	55	2019	317	61,126
FOP	60	30	2019	18	3,471
FSP	1,010	40	2019	404	77,902
FST	15	55	2019	8	1,542
TOTALS	5,013			4,023	775,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,023	125.1712	197.77	795,629	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2021 Heated Area: 3185 HX Base Yr 2021



95026 SWEETBERRY WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		775,738
TOTAL MARKET OB/XF VALUE		7,570
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		983,308
SOH/AGL Deduction		469,029
ASSESSED VALUE		514,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		463,557
TOTAL JUST VALUE		983,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		912,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905063	CO ISSUED	0	11/22/2019
B1905063	NEW CONSTR	454,220	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1207	1/14/2020	WD	Q	I	01	564,000
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: JACKSON LORENZO & C						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W65 S14 BAS=[YR=2019] S52 FGR=[YR=2019] S25 E5 S1 E12 N1 E5 N31 W5 S6 W7 FST=[YR=2019] W5 S3 E5 N3$ S3 W5 N3 W5$ E17 N6 E5 S2 E10 FOP=[YR=2019] S2 D2 R2 E6 U2 R2 N2 W1 N3 W8 S3 W1$ E1 N3 E8 S3 E11 S10 FGR=[YR=2019] S12 E2 S1 E10 N1 E1 N12 W13$ E13 N65 W16 S16 W23 N6 U3 L3 W23$ E23 D3 R3 S6 E23 N16 E16 N7$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
3	0812	CONCRETE C	0	100	0	0	1,028.00	SF	4.00	4.00	100	2019	2019	3	97	3,989	

LAND DESCRIPTION

TOTAL OB/XF 7,570

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 11/12/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS