LOT 254
AMELIA NATIONAL #1B PB 7/191

CHRISTOPHERSON JAMES G & SUSAN J
95044 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0254-0000

BUILDING CHARACTERISTICS

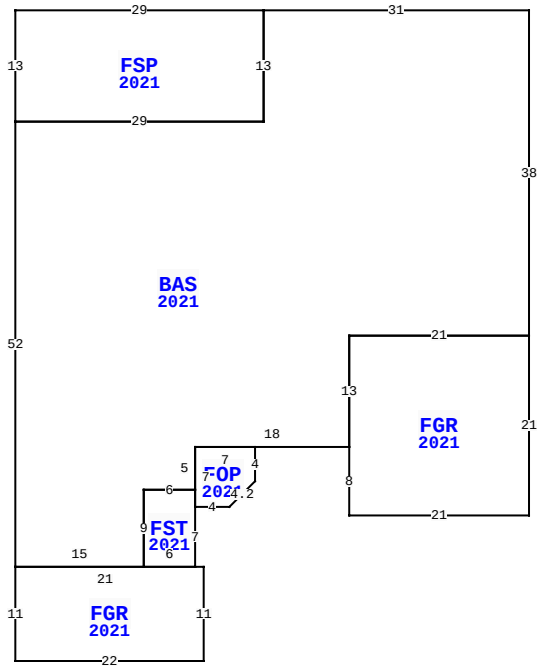
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,650	100	2021	2,650	539,695
FGR	242	55	2021	133	27,087
FGR	441	55	2021	243	49,489
FOP	45	30	2021	14	2,852
FSP	377	40	2021	151	30,753
FST	54	55	2021	30	6,110
TOTALS	3,809			3,221	655,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,221	130.8608	206.76	665,974	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2025 Heated Area: 2650 HX Base Yr



95044 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	655,984
TOTAL MARKET OB/XF VALUE	8,168
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	864,152
SOH/AGL Deduction	0
ASSESSED VALUE	864,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,152
TOTAL JUST VALUE	864,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	799,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100630	CO ISSUED	0	09/07/2021
B2100630	NEW CONSTR	367,400	01/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1033	11/06/2024	WD	Q	I	01	902,000
GRANTOR: AUSTGEN DIANNE M REVO						
GRANTEE: CHRISTOPHERSON JAME						
2654/1117	7/18/2023	WD	Q	I	01	950,000
GRANTOR: GLAZE DONALD D & ANN						
GRANTEE: AUSTGEN DIANNE M RE						

BUILDING NOTES

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	2021	2021	3	99	1,980	
2	0811	CONCRETE B	0	0	0	0	1,202.00	SF	5.20	5.20	100	2021	2021	3	99	6,188	

BUILDING DIMENSIONS

BAS=[YR=2021] W31 FSP=[YR=2021] W29 S13 E29 N13$ S13 W29 S52
FGR=[YR=2021] S11 E22 N11 W1 FST=[YR=2021] N7 FOP=[YR=2021]
E4 U3 R3 N4 W7 S7$ N2 W6 S9 E6$ W21$ E15 N9 E6 N5 E18
FGR=[YR=2021] S8 E21 N21 W21 S13 $ N13 E21 N38$.

LAND DESCRIPTION

TOTAL OB/XF 8,168

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS