LOT 255
IN OR 2167/1742
AMELIA NATIONAL #1B PB 7/191

BINNIG MARK H/DOUGHERTY BRENDA L
95052 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0255-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

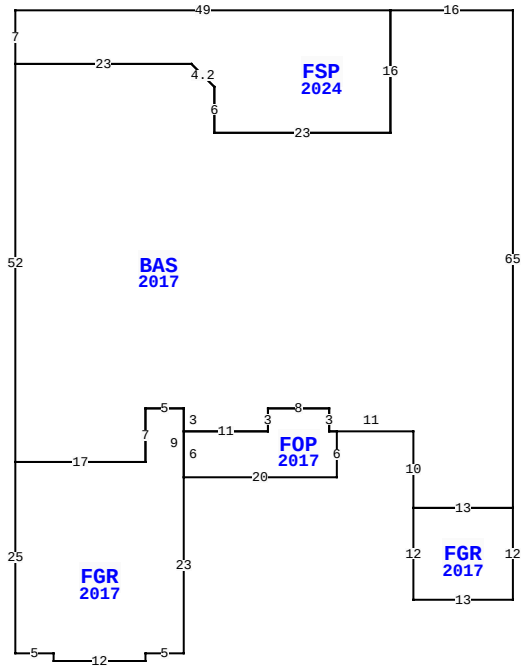
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,180	100	2017	3,180	643,415
FGR	156	55	2017	86	17,401
FGR	597	55	2017	328	66,365
FOP	144	30	2017	43	8,700
FSP	555	40	2024	222	44,918
TOTALS	4,632			3,859	780,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,859	132.7023	209.67	809,117	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2025 Heated Area: 3180 HX Base Yr 2025



95052 SWEETBERRY WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		780,798
TOTAL MARKET OB/XF VALUE		9,859
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		990,657
SOH/AGL Deduction		0
ASSESSED VALUE		990,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		939,935
TOTAL JUST VALUE		990,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		920,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702494	CO ISSUED	0	10/30/2017
B1702494	NEW CONSTR	409,633	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1742	12/28/2017	WD	Q	I	01	477,700
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: BINNIG MARK H & BR						
2144/0592	4/14/2017	SW	U	V	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W16 S16 W23 N6 U3L3 W23 S52 E17 N7 E5 S3 E11 N3 E8 S3 E11 S10 E13 N65 $
FGR=[YR=2017;ORIG=-65,59] S25 E5 S1 E12 N1 E5 N23 N9 W5 S7 W17 $
FGR=[YR=2017;ORIG=-13,65] S12 E13 N12 W13 $
FOP=[YR=2017;ORIG=-43,61] E20 N6 W1 N3 W8 S3 W11 S6 $
FSP=[YR=2024;ORIG=-16,0] W49 S7 E23 D3R3 S6 E23 N16 $
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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	0810	CONCRETE A	0	100	12	6	72.00	SF	6.50	6.50	100	2017	2017	3	96	449	
2	0810	CONCRETE A	0	100	0	0	964.00	SF	6.50	6.50	100	2017	2017	3	96	6,015	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 9,859

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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS