

LOT 257
IN OR 2205/1697
AMELIA NATIONAL #1B PB 7/191

MARCIANO STEPHEN J & LISA C
95074 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0257-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100	2018	2,574	580,302
FGR	751	55	2018	413	93,109
FOP	24	30	2018	7	1,578
FSP	430	40	2018	172	38,777

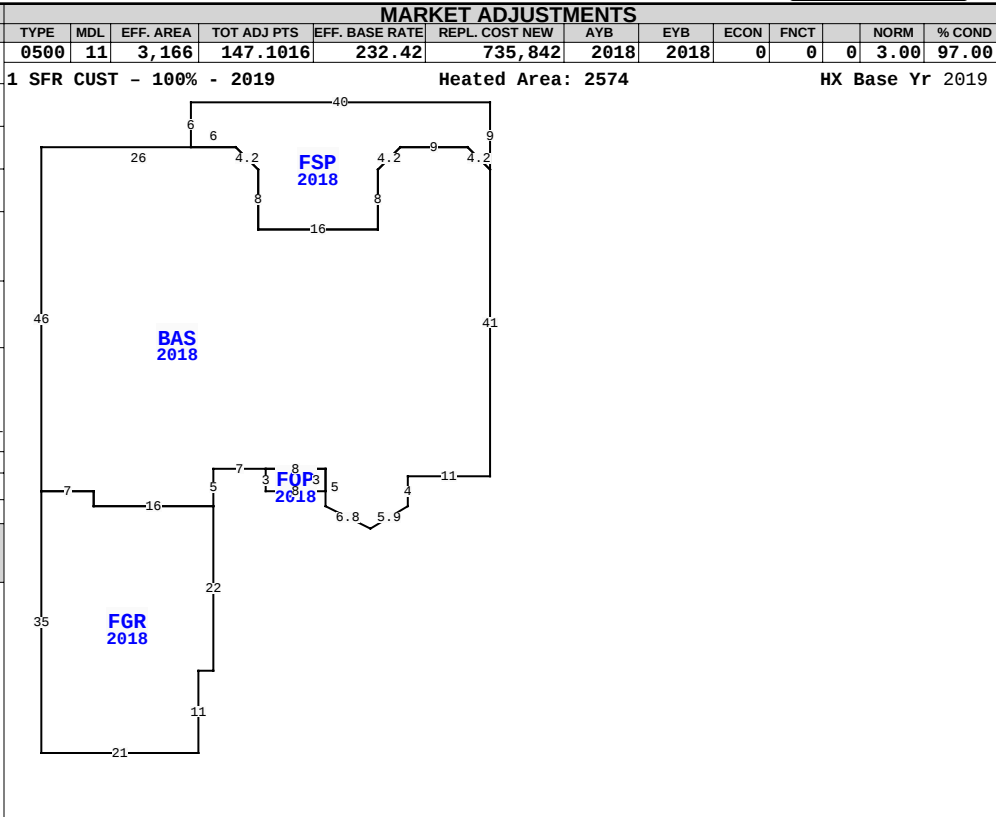
TOTALS	3,779			3,166	713,767
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EXTRA FEATURES

L N	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	2018	2018	3	98	3,430	
2	0855	CONC PAVER	0 100	4	6	24.00	SF	10.00	10.00	100	2018	2018	3	97	233	
3	0855	CONC PAVER	0 100	0	0	1,240.00	SF	10.00	10.00	100	2018	2018	3	97	12,028	
4	0861	POOL GUNIT	0 100	27	14	378.00	SF	85.00	85.00	100	2018	2018	3	84	26,989	
5	0855	CONC PAVER	0 100	0	0	582.00	SF	10.00	10.00	100	2018	2018	3	97	5,645	
6	0911	SCRN RM A	0 100	40	24	960.00	SF	17.50	17.50	100	2018	2018	3	78	13,104	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	78	1,560	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



95074 SWEETBERRY WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																62,989
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				713,767	
TOTAL MARKET OB/XF VALUE				62,989	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				976,756	
SOH/AGL Deduction				495,441	
ASSESSED VALUE				481,315	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				430,593	
TOTAL JUST VALUE				976,756	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				910,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800230	CO ISSUED	0	06/19/2018
B1804341	SCRN ENCLOSURE	23,517	04/30/2018
B1800234	SWIM POOL	41,500	02/01/2018
B1800230	NEW CONSTR	346,088	01/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1697	6/25/2018	WD	Q	I	01	531,500
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: MARCIANO STEPHEN J						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2018] N9 W40 S6 E6 D3 R3 S8 E16 N8 U3 R3 E9 D3
R3 \$ BAS=[YR=2018] U3 L3 W9 D3 L3 S8 W16 N8 U3 L3 W26
S46 FGR=[YR=2018] S35 E21 N11 E2 N22 W16 N2 W7\$ E7 S2 E16 N5
E7 FOP=[YR=2018] S3 E8 N3 W8\$ E8 S5 D3 R6 R5 U3 N4 E11
N41\$.