LOT 258
AMELIA NATIONAL #1B PB 7/191

BORNHORST SUE E/RODRIGUEZ RAMON
90080 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0258-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

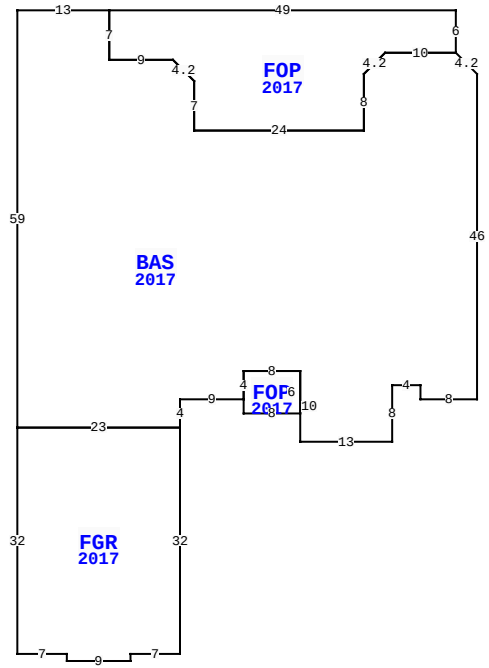
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,104	100	2017	3,104	659,937
FGR	745	55	2017	410	87,169
FOP	48	30	2017	14	2,976
FOP	579	30	2017	174	36,994
TOTALS	4,476			3,702	787,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,702	139.4460	220.32	815,625	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 3104 HX Base Yr 2018



95080 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		787,078
TOTAL MARKET OB/XF VALUE		55,235
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,042,313
SOH/AGL Deduction		528,551
ASSESSED VALUE		513,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		463,040
TOTAL JUST VALUE		1,042,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		972,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701104	CO ISSUED	0	07/11/2017
B1701641	SCRN ROOM	19,708	05/01/2017
17001250	SWIM POOL	41,700	02/16/2017
B1701104	NEW CONSTR	393,793	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1102	7/26/2019	QC	U	I	11	100
GRANTOR: BORNHORST SUE E & RAM						
GRANTEE: BORNHORST SUE E & R						
2134/0752	7/14/2017	WD	Q	I	01	548,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: BORNHORST SUE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] L3 U3 FOP=[YR=2017] N6 W49 S7 E9 D3 R3 S7 E24 N8 U3 R3 E10$ W10 D3 L3 S8 W24 N7 U3 L3 W9 N7 W13 S59 FGR=[YR=2017] S32 E7 S1 E9 N1 E7 N32 W23$ E23 N4 E9 FOP=[YR=2017] S2 E8 N6 W8 S4$ N4 E8 S10 E13 N8 E4 S2 E8 N46$.

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	2017	2017	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	1,518.00	SF	10.00	10.00	100	2017	2017	3	96	14,573	
3	0861	POOL GUNIT	0	100	0	0	256.00	SF	85.00	85.00	100	2017	2017	3	81	17,626	
4	0855	CONC PAVER	0	100	0	0	724.00	SF	10.00	10.00	100	2017	2017	3	96	6,950	
5	0911	SCRN RM A	0	100	49	20	980.00	SF	17.50	17.50	100	2017	2017	3	74	12,691	

LAND DESCRIPTION

TOTAL OB/XF 55,235

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS