LOT 259
AMELIA NATIONAL #1B PB 7/191

HARRISON JOHN LIVING TRUST/HARRISON ANNE LIVING TR
1011 ANCHORAGE WOODS CIR
LOUISVILLE, KY 40223

2025

26-2N-28-006A-0259-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

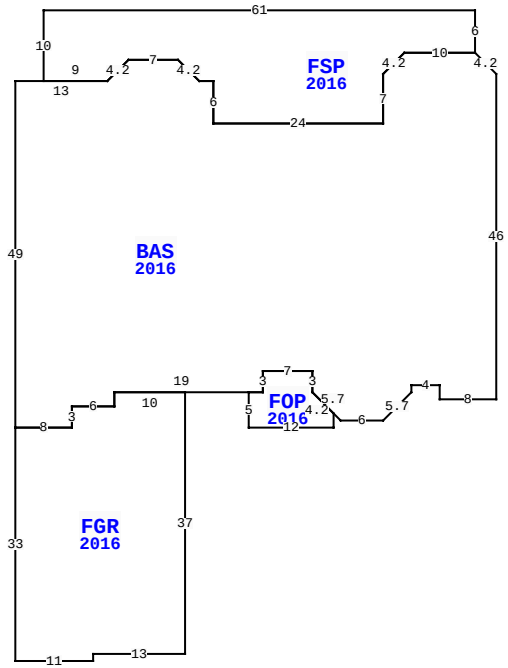
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,008	100	2016	3,008	609,415
FGR	847	55	2016	466	94,410
FOP	77	30	2016	23	4,659
FSP	677	40	2016	271	54,904
TOTALS	4,609			3,768	763,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,768	133.5024	210.93	794,784	2016	2016	0	0	0	3.95	96.05

1 SFR CUST – 0% - 0 Heated Area: 3008 HX Base Yr



95088 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	763,390
TOTAL MARKET OB/XF VALUE	82,118
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,045,508
SOH/AGL Deduction	346,946
ASSESSED VALUE	698,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	698,562
TOTAL JUST VALUE	1,045,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	977,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008657	SCRN ENCL	17,000	06/06/2022
22007870	SWIM POOL	145,600	05/20/2022
B1631707	CO ISSUED	0	06/27/2016
B1631707	NEW CONSTR	393,643	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1805	5/05/2022	WD	U	I	11	100
GRANTOR: HARRISON JOHN H & ANN						
GRANTEE: HARRISON JOHN LIVIN						
2405/1765	11/02/2020	WD	Q	I	01	606,300
GRANTOR: KILPATRICK CARRIE ANN						
GRANTEE: HARRISON JOHN H & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FSP=[YR=2016] N6 W61 S10 E9 R3 U3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 L3 U3 W7 D3 L3 W13 S49 FGR=[YR=2016] S33 E11 N1 E13 N37 W10 S2 W6 S3 W8$ E8 N3 E6 N2 E19 FOP=[YR=2016] S5 E12 N2 L3 U3 N3 W7 S3 W2$ E2 N3 E7 S3 D4 R4 E6 U4 R4 N1 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	0	0	0	1,724.00	SF	10.00	10.00	100	2016	2016	3	95	16,378	
3	0911	SCRN RM A	0	0	0	0	854.00	SF	17.50	17.50	100	2022	2022	3	93	13,899	
4	0861	POOL GUNIT	0	0	0	0	432.00	SF	85.00	85.00	100	2022	2022	3	95	34,884	
5	0855	CONC PAVER	0	0	0	0	422.00	SF	10.00	10.00	100	2022	2022	3	99	4,178	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
7	0462	ST/AL FNC	0	0	0	0	792.00	SF	10.00	10.00	100	2022	2022	3	95	7,524	

LAND DESCRIPTION

TOTAL OB/XF 82,118

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 10/27/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS