LOT 260
IN OR 2060/1983
AMELIA NATIONAL #1B PB 7/191

ANSTETT JUAN AGUSTIN & MARY JACOBS
95094 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0260-0000

BUILDING CHARACTERISTICS

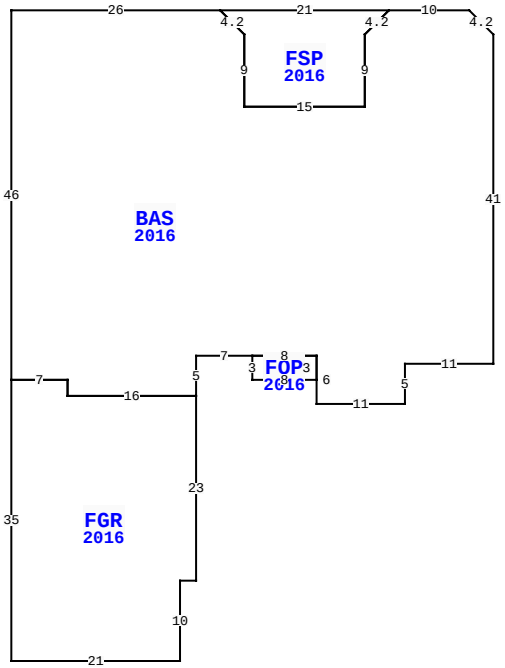
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,565	100	2016	2,565	540,029
FGR	753	55	2016	414	87,162
FOP	24	30	2016	7	1,474
FSP	189	40	2016	76	16,001
TOTALS	3,531			3,062	644,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,062	138.8059	219.31	671,527	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 2565 HX Base Yr 2017



95094 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		644,666
TOTAL MARKET OB/XF VALUE		6,635
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		851,301
SOH/AGL Deduction		476,146
ASSESSED VALUE		375,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		324,433
TOTAL JUST VALUE		851,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		786,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631787	CO ISSUED	0	07/14/2016
B1631787	NEW CONSTR	331,352	02/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/1983	7/21/2016	WD	Q	I	01	377,800
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: ANSTETT JUAN AGUSTI						
2026/1037	1/29/2016	SW	U	V	37	345,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W10 FSP=[YR=2016] W21 D3 R3 S9 E15 N9 R3 U3 $ D3 L3 S9 W15 N9 U3 L3 W26 S46 FGR=[YR=2016] S35 E21 N10 E2 N23 W16 N2 W7$ E7 S2 E16 N5 E7 FOP=[YR=2016] S3 E8 N3W8$ E8 S6 E11 N5 E11 N41$.

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	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	2016	2016	3	95	6,635	

LAND DESCRIPTION

TOTAL OB/XF 6,635

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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS