



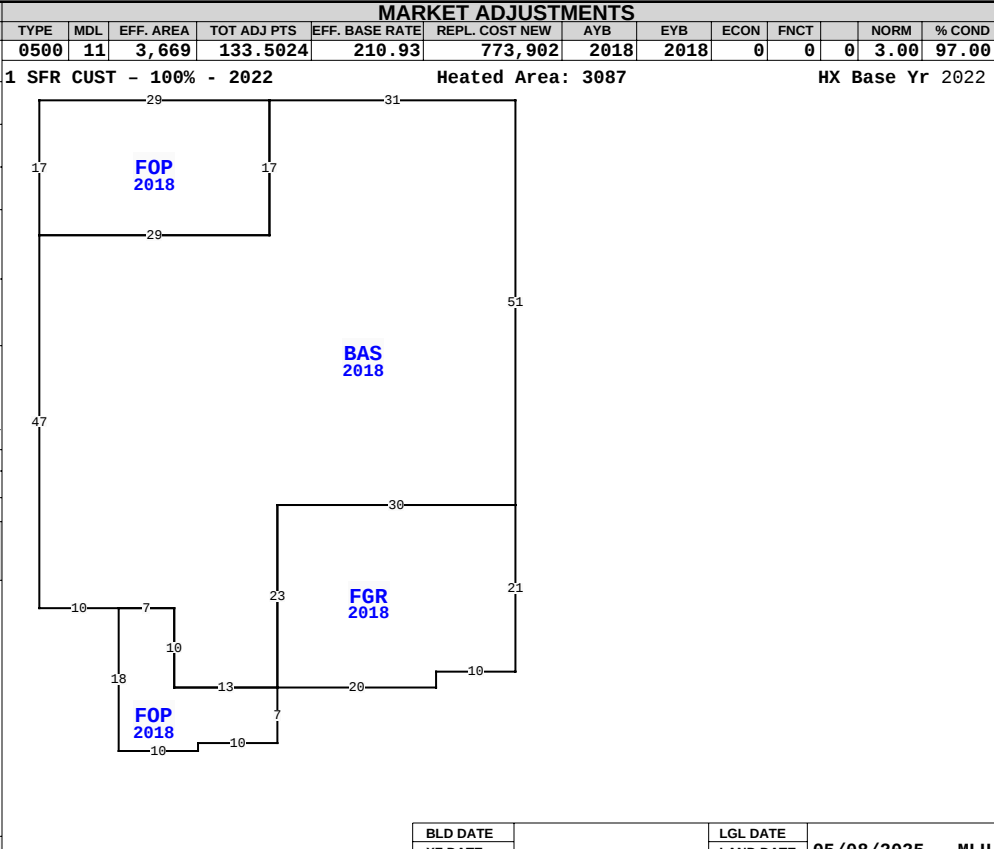
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 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	3,087	100	2018	3,087	631,607
FGR	670	55	2018	368	75,293
FOP	220	30	2018	66	13,503
FOP	493	30	2018	148	30,281
TOTALS	4,470			3,669	750,685

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	982.00	SF	6.50	6.50	



95081 SWEETBERRY WAY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/08/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						750,685					
TOTAL MARKET OB/XF VALUE						6,589					
TOTAL LAND VALUE - MARKET						200,000					
TOTAL MARKET VALUE						957,274					
SOH/AGL Deduction						404,025					
ASSESSED VALUE						553,249					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						502,527					
TOTAL JUST VALUE						957,274					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						887,938					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006460	R/R RES	25,000	06/16/2025
B250004817	NW RES SCN	7,500	05/05/2025
C1800231	CO ISSUED	0	08/21/2018
B1800231	NEW CONSTR	401,354	01/09/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2467/0348	6/01/2021	WD	Q	I	01	692,000	
GRANTOR: KVAM MARTIN J & SHAND							
GRANTEE: DUNLOP JAMES							
2370/0714	6/19/2020	WD	Q	I	01	520,000	
GRANTOR: AMELIA NATIONAL CONST							
GRANTEE: KVAM MARTIN J & SHA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W31 FOP=[YR=2018] W29 S17 E29 N17\$ S17 W29 S47 E10 FOP=[YR=2018] S18 E10 N1 E10 N7 W13 N10 W7\$ E7 S10 E13 FGR=[YR=2018] E20 N2 E10 N21 W30 S23\$ N23 E30 N51\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
6,589											
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