



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	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	2,531	100	2021	2,531	549,523
FGR	542	55	2021	298	64,700
FOP	112	30	2021	34	7,382
FSP	391	40	2021	156	33,870
TOTALS	3,576			3,019	655,476

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0 100	0	0	1,264.00	SF	5.20	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,019	138.8059	219.31	662,097	2021	2021	0	0	1.00	99.00
1 SFR CUST - 100% - 2025 Heated Area: 2531 HX Base Yr											
95073 SWEETBERRY WAY, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		655,476	
TOTAL MARKET OB/XF VALUE		8,487	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		863,963	
SOH/AGL Deduction		0	
ASSESSED VALUE		863,963	
TOTAL EXEMPTION VALUE		13	863,963
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		863,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		798,930	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010113	CO ISSUED	0	05/20/2021
B2010113	NEW CONSTR	349,106	10/22/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2464/1538	5/21/2021	WD	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: HUTSELL JACQUELINE					
2085/1915	8/29/2016	WD	U	V	11
GRANTOR: FF FLORIDA SOUTHERN H					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W28 FSP=[YR=2021] N10 W21 S10 E1 D3 R3 S8 E16 N11 E1\$ W1 S11 W16 N8 U3 L3 W9 D3 L3 S41 E12 N1 E9 FOP=[YR=2021] S7 E16 FGR=[YR=2021] S23 E11 N2 E12 N24 W7 S2 W16 S1\$ N7 W16\$ E16 S6 E16 N2 E7 N47\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 8,487									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		