



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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	3,080	100	2018	3,080	615,210
FGR	736	55	2018	405	80,896
FOP	37	30	2018	11	2,198
FSP	548	40	2020	219	43,744
TOTALS	4,401			3,715	742,047

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	7	5		35.00 SF 10.00	
2	0855	CONC PAVER	0	100	0	0		1,360.00 SF 10.00	
3	0500	FP-PRE FAB	0	100	0	0		1.00 UT 3,500.00	
4	0600	SUMMER KIT	0	100	0	0		1.00 UT 5,000.00	

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	11	3,715	130.5306	206.24	766,182	2018	2018	0	0	3.15
1 SFR CUST - 100% - 2025				Heated Area: 3080				HX Base Yr 2025		
BLD DATE						LGL DATE		05/08/2025		
XF DATE						LAND DATE		MLU		
INC DATE						AG DATE		MLU		

95065 SWEETBERRY WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		742,047	
TOTAL MARKET OB/XF VALUE		20,862	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		962,909	
SOH/AGL Deduction		0	
ASSESSED VALUE		962,909	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		912,187	
TOTAL JUST VALUE		962,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		894,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706314	CO ISSUED	0	04/13/2018
B1706314	NEW CONSTR	0	07/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/73	5/14/2024	WD	Q	I	01	1,025,000
GRANTOR:VAN TOMME JOHN J & JA						
GRANTEE: KORNHEISER SANDRA &						
2190/1345	4/17/2018	WD	Q	I	02	527,100
GRANTOR:AMELIA NATIONAL CONST						
GRANTEE:VAN TOMME JOHN J &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FSP=[YR=2020] W49 S6 E10 D3 R3 S7 E23 N6 U3 R4 E9 N7S S7 W9 D3 L4 S6 W23 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D3 R6 R7 U3 N3 FOP=[YR=2018] E9 N1 W2 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2018] S32 E23 N32 W23\$ E23 N58\$.									

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									
20,862									
UNIT TYPE	D T	DPHT 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		