LOT 277
IN OR 2228/1295
AMELIA NATIONAL #1B PB 7/191

SCHMACK ALAN L & CAREY B
95059 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0277-0000

BUILDING CHARACTERISTICS

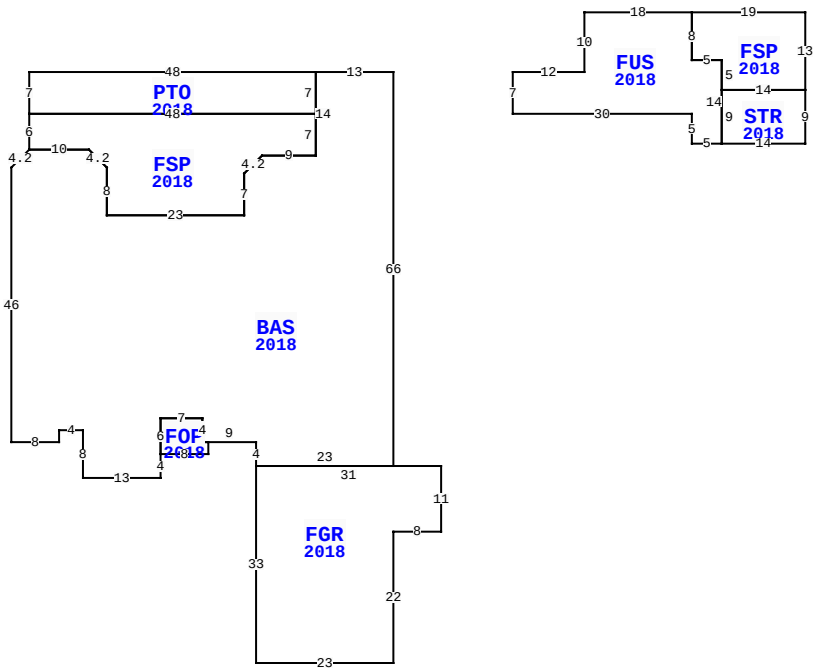
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,161	100	2018	3,161	642,670
FGR	847	55	2018	466	94,744
FOP	44	30	2018	13	2,643
FSP	222	40	2018	89	18,094
FSP	562	40	2018	225	45,745
FUS	460	100	2018	460	93,524
PTO	336	5	2018	17	3,456
STR	126	10	2018	13	2,643
TOTALS	5,758			4,444	903,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,444	132.6591	209.60	931,462	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2019 Heated Area: 3621 HX Base Yr 2019



95059 SWEETBERRY WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		903,518
TOTAL MARKET OB/XF VALUE		22,275
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,125,793
SOH/AGL Deduction		534,480
ASSESSED VALUE		591,313
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		540,591
TOTAL JUST VALUE		1,125,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,049,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810802	SCRN ENCLSR	6,954	10/26/2018
C1802964	CO ISSUED	0	09/26/2018
B1802964	NEW CONSTR	492,026	03/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1295	10/03/2018	WD	Q	I	02	694,900
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: SCHMACK ALAN L & CA						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 PTO=[YR=2018] W48 S7 FSP=[YR=2018] S6 E10 D3 R3 S8 E23 N7 U3 R3 E9 N7 W48$ E48 N7$ S14 W9 D3 L3 S7 W23 N8 U3 L3 W10 D3 L3 S46 E8 N2 E4 S8 E13 N4
FOP=[YR=2018] E8 N2 W1 N4 W7 S6$ N6 E7 S4 E9 S4
FGR=[YR=2018] S33 E23 N22 E8 N11 W31$ E23 N66$ PTR= E20
FUS=[YR=2018] E12 N10 E18 FSP=[YR=2018] E19 S13
STR=[YR=2018] S9 W14 N9 E14$ W14 N5 W5 N8$ S8 E5 S14 W5 N5 W30 N7$ W20$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,190.00	SF	10.00	10.00	100	2018	2018	3	97	11,543	
3	0911	SCRN RM A	0	100	48	7	336.00	SF	17.50	17.50	100	2018	2018	3	78	4,586	
4	0855	CONC PAVER	0	100	28	10	280.00	SF	10.00	10.00	100	2018	2018	3	97	2,716	

LAND DESCRIPTION

TOTAL OB/XF 22,275

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	000134	C	RES POND	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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS