LOT 278
AMELIA NATIONAL #1B PB 7/191

WIERNICKI CHRISTOPHER & JUDITH
95053 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0278-0000

BUILDING CHARACTERISTICS

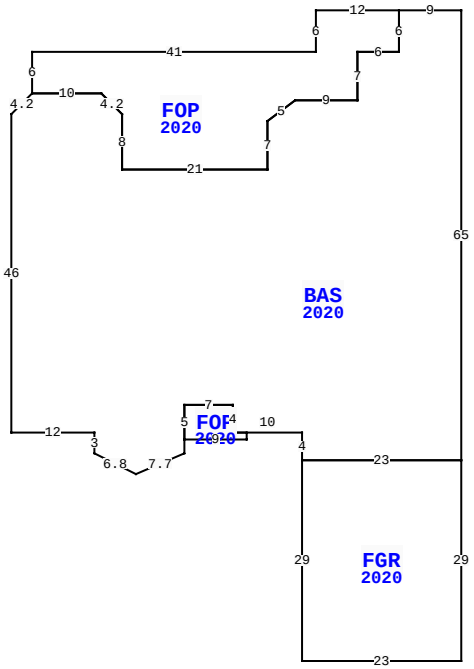
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,193	100	2020	3,193	628,957
FGR	667	55	2020	367	72,292
FOP	37	30	2020	11	2,167
FOP	609	30	2020	183	36,047
TOTALS	4,506			3,754	739,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,754	127.2159	201.00	754,554	2020	2020	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 3193 HX Base Yr 2021



95053 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		739,463
TOTAL MARKET OB/XF VALUE		17,067
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		956,530
SOH/AGL Deduction		370,210
ASSESSED VALUE		586,320
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		535,598
TOTAL JUST VALUE		956,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		887,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C9013039	CO ISSUED	0	06/25/2020
19013039	NEW CONSTR	435,874	12/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0210	6/30/2020	WD	Q	I	01	627,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: WIERNICKI CHRISTOPH						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W9 FOP=[YR=2020] W12 S6 W41 S6 E10 D3 R3 S8 E21 N7 U3 R4 E9 N7 E6 N6$ S6 W6 S7 W9 L4 D3 S7 W21 N8 U3 L3 W10 D3 L3 S46 E12 S3 D3 R6 R7 U3 N2 FOP=[YR=2020] E9 N1 W2 N4 W7 S5$ N5 E7 S4 E10 S4 FGR=[YR=2020] S29 E23 N29 W23$ E23 N65$.

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	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,388.00	SF	10.00	10.00	100	2020	2020	3	98	13,602	

LAND DESCRIPTION

TOTAL OB/XF 17,067

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 03/11/2021 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS