LOT 199
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

KRONE GAIL J & ROBERT A
95123 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0199-0000

BUILDING CHARACTERISTICS

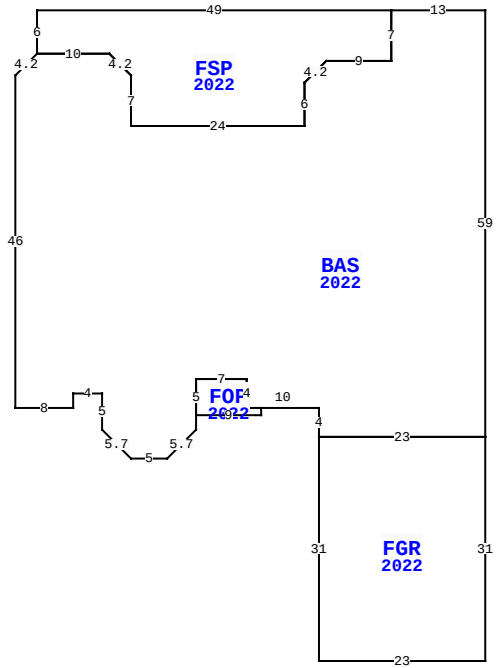
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	3,129	100	2022	3,129	656,700
FGR	713	55	2022	392	82,272
FOP	37	30	2022	11	2,308
FSP	555	40	2022	222	46,592
TOTALS	4,434			3,754	787,872

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	133.5024	210.93	791,831	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 3129 HX Base Yr 2023



95123 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		787,872
TOTAL MARKET OB/XF VALUE		66,988
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,054,860
SOH/AGL Deduction		40,670
ASSESSED VALUE		1,014,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		963,468
TOTAL JUST VALUE		1,054,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		985,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000063	CO ISSUED	0	11/01/2022
22007302	ADDITION	8,040	05/11/2022
22004889	SWIM POOL	85,575	03/30/2022
22001600	NEW CONSTR	521,014	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1462	12/08/2022	SW	Q	I	02	1,074,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KRON GAIL J & ROBER						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W49 S6 E10 D3 R3 S7 E24 N6 U3 R3 E9 N7$ S7 W9 D3 L3 S6 W24 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D4 R4 E5 U4 R4 N2 FOP=[YR=2022] E9 N1 W2 N4 W7 S5$ N5 E7 S4 E10 S4 FGR=[YR=2022] S31 E23 N31 W23$ E23 N59$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,327.00	SF	10.00	10.00	100	2022	2022	3	99	13,137	
3	0911	SCRN RM A	0	100	0	0	992.00	SF	17.50	17.50	100	2022	2022	3	93	16,145	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2022	2022	3	95	24,225	
5	0855	CONC PAVER	0	100	0	0	692.00	SF	10.00	10.00	100	2022	2022	3	99	6,851	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 66,988

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 12/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS