LOT 202
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

HURNI MICHAEL & THANAPHORN
95157 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0202-0000

BUILDING CHARACTERISTICS

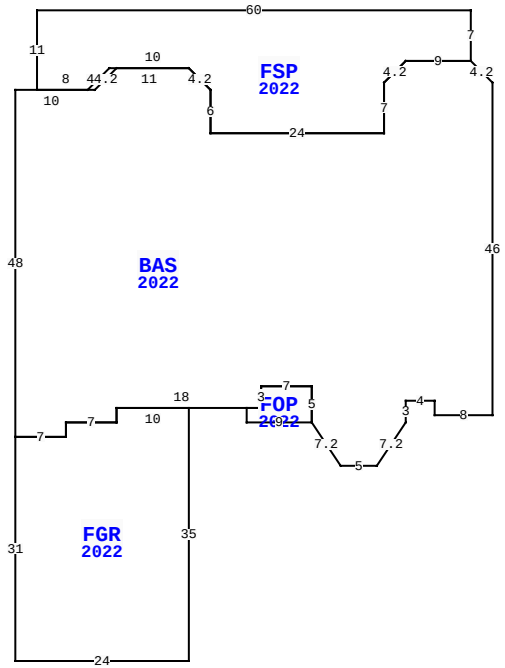
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,958	100	2022	2,958	612,421
FGR	798	55	2022	439	90,890
FOP	39	30	2022	12	2,485
FSP	722	40	2022	289	59,835
TOTALS	4,517			3,698	765,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,698	132.3594	209.13	773,363	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2958 HX Base Yr 2023



95157 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		765,629
TOTAL MARKET OB/XF VALUE		13,719
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		979,348
SOH/AGL Deduction		260,424
ASSESSED VALUE		718,924
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		663,202
TOTAL JUST VALUE		979,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		909,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018074	NEW CONSTR	523,639	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0464	10/28/2022	SW	Q	I	01	815,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HURNI MICHAEL & THA						
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] U3 L3 FSP=[YR=2022] N7 W60 S11 E8 U3 R3 E10 D3 R3 S6 E24 N7 U3 R3 E9$ W9 D3 L3 S7 W24 N6 U3 L3 W11 D3 L3 W10 S48 FGR=[YR=2022] S31 E24 N35 W10 S2 W7 S2 W7$ E7 N2 E7 N2 E18 FOP=[YR=2022] S2 E9 N5 W7 S3 W2$ E2 N3 E7 S5 D6 R4 E5 U6 R4 N3 E4 S2 E8 N46$.

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	0812	CONCRETE C	0	100	0	0	1,381.00	SF	4.00	4.00	100	2022	2022	3	99	5,469	
3	0462	ST/AL FNC	0	100	0	0	660.00	SF	10.00	10.00	100	2022	2022	3	95	6,270	

LAND DESCRIPTION

TOTAL OB/XF 13,719

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