LOT 203
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

EVANS JEFFREY WILLIAM & JULIE BONDS
95158 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0203-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

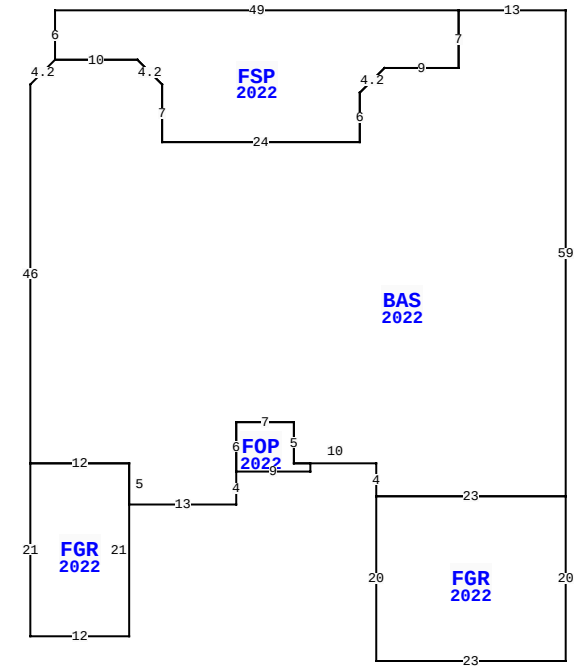
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,120	100	2022	3,120	669,930
FGR	252	55	2022	139	29,847
FGR	460	55	2022	253	54,324
FOP	44	30	2022	13	2,792
FSP	555	40	2022	222	47,669
TOTALS	4,431			3,747	804,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,747	137.2743	216.89	812,687	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2024 Heated Area: 3120 HX Base Yr 2024



95158 SWEETBERRY WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		804,560
TOTAL MARKET OB/XF VALUE		34,058
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,038,618
SOH/AGL Deduction		43,162
ASSESSED VALUE		995,456
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		944,734
TOTAL JUST VALUE		1,038,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		967,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017776	CO ISSUED	0	12/02/2022
22003976	NEW CONSTR	522,670	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0273	12/06/2022	SW	Q	I	01	1,003,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: EVANS JEFFREY WILLI						
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 FGR=[YR=2022] S21 E12 N21 W12$ E12 S5 E13 N4 FOP=[YR=2022] E9 N1 W2 N5 W7 S6$ N6 E7 S5 E10 S4 FGR=[YR=2022] S20 E23 N20 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	1,772.00	SF	10.00	10.00	100	2022	2022	3	99	17,543	
3	0462	ST/AL FNC	0	100	0	0	1,530.00	SF	10.00	10.00	100	2022	2022	3	95	14,535	

LAND DESCRIPTION

TOTAL OB/XF 34,058

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