LOT 204
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

JOHNSON STEVEN & BRENDA
95152 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0204-0000

BUILDING CHARACTERISTICS

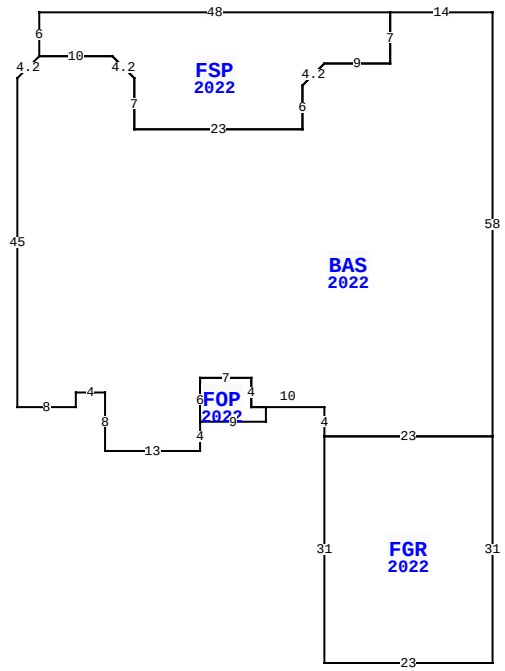
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,083	100	2022	3,083	609,091
FGR	713	55	2022	392	77,446
FOP	46	30	2022	14	2,766
FSP	539	40	2022	216	42,674
TOTALS	4,381			3,705	731,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,705	126.3015	199.56	739,370	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 3083 HX Base Yr 2023



95152 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		731,976
TOTAL MARKET OB/XF VALUE		15,939
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		947,915
SOH/AGL Deduction		102,217
ASSESSED VALUE		845,698
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		794,976
TOTAL JUST VALUE		947,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012947	CO ISSUED	0	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1355	11/08/2022	SW	Q	I	02	866,800
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: JOHNSON STEVEN & BR						
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] W14 FSP=[YR=2022] W48 S6 E10 D3 R3 S7 E23 N6 U3 R3 E9 N7$ S7 W9 D3 L3 S6 W23 N7 U3 L3 W10 D3 L3 S45 E8 N2 E4 S8 E13 N4 FOP=[YR=2022] E9 N2 W2 N4 W7 S6$ N6 E7 S4 E10S4 FGR=[YR=2022] S31 E23 N31 W23$ E23 N58$.

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	1,410.00	SF	10.00	10.00	100	2022	2022	3	99	13,959	

LAND DESCRIPTION

TOTAL OB/XF 15,939

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