LOT 206
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE & TWO OR 2440/1467

PISCANI ANTHONY J & CHRISTINE A
95140 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0206-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

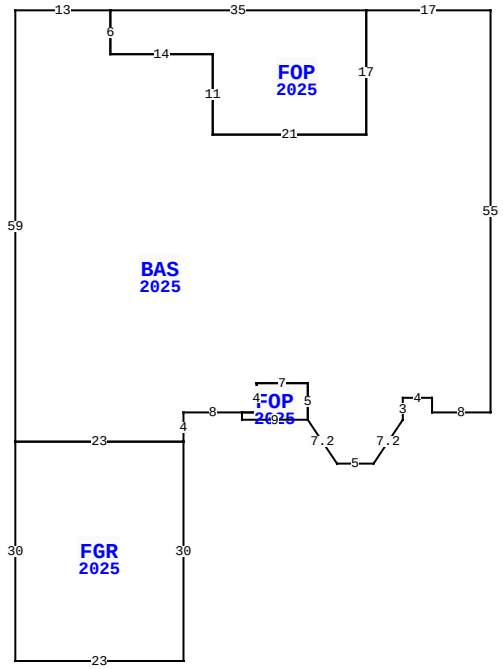
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,257	100	2025	3,257	670,810
FGR	690	55	2025	380	78,264
FOP	37	30	2025	11	2,265
FOP	441	30	2025	132	27,186
TOTALS	4,425			3,780	778,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,780	131.6736	208.04	786,391	2024	2024	1	0	0	0.00	99.00

1 SFR CUST – 100% - 2025 Heated Area: 3257 HX Base Yr 2025



95140 SWEETBERRY WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		778,527
TOTAL MARKET OB/XF VALUE		105,656
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,084,183
SOH/AGL Deduction		0
ASSESSED VALUE		1,084,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,033,461
TOTAL JUST VALUE		1,084,183
NCON VALUE		884,183
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011984	IN GROUND SWIMMIN	75,000	10/24/2024
CO240009622	CO	600,713	08/20/2024
B240000331	PRIVATE PROVIDER	600,713	01/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1070	8/27/2024	SW	Q	I	01	1,085,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PISCANI ANTHONY J ^						
2457/1112	4/28/2021	SW	U	V	30	3,800,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
2	0855	CONC PAVER	0	100	0	0	1,240.00	SF	10.00	10.00	100	2025	2024		100	12,400	
3	0912	SCRN RM G	0	100	65	22	1,430.00	SF	20.00	20.00	100	2025	2024		100	28,600	
4	0861	POOL GUNIT	0	100	0	0	504.00	SF	85.00	85.00	100	2025	2024		100	42,840	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0857	SANDSTONE/	0	100	0	0	926.00	SF	16.00	16.00	100	2025	2024		100	14,816	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,0] E13 S6 E14 S11 E21 N17 E17 S55 W8 N2 W4 S3 D6L4 W5 U6L4 N5 W7 S4 W2 W8 S4 W23 N59 $
FOP=[YR=2025;ORIG=23,0] E35 S17 W21 N11 W14 N6 $
FOP=[YR=2025;ORIG=41,56] N1 E2 N4 E7 S5 W9 $
FGR=[YR=2025;ORIG=10,59] E23 S30 W23 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 105,656

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 01/30/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS