LOT 208
AMELIA NATIONAL PHASE ONE-C
SEGMENTS ONE &TWO OR 2440/1467

MCGLUE MICHAEL A & EDWINA G
95128 SWEETBERRY WAY
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-006C-0208-0000**

## BUILDING CHARACTERISTICS

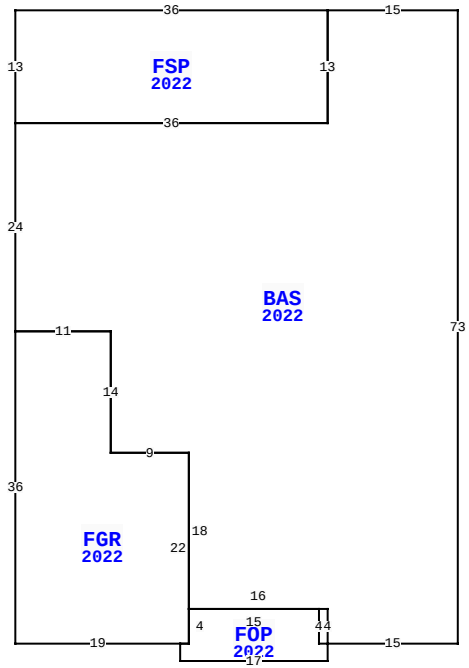
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 2,597 | 100 | 2022 | 2,597 | 581,972 |
| FGR | 594 | 55 | 2022 | 327 | 73,279 |
| FOP | 94 | 30 | 2022 | 28 | 6,274 |
| FSP | 468 | 40 | 2022 | 187 | 41,905 |
| TOTALS | 3,753 | | | 3,139 | 703,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,139 | 142.5448 | 225.22 | 706,966 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST – 0% - 2023 Heated Area: 2597 HX Base Yr




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

95128 SWEETBERRY WAY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 703,431 |
| TOTAL MARKET OB/XF VALUE | 8,752 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 912,183 |
| SOH/AGL Deduction | 154,854 |
| ASSESSED VALUE | 757,329 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 757,329 |
| TOTAL JUST VALUE | 912,183 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 845,021 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21012754 | CO ISSUED | 0 | 11/01/2022 |
| 21017433 | NEW CONSTR | 433,305 | 12/17/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2609/0494 | 12/16/2022 | SW | Q | I | 01 | 808,600 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: MCGLUE MICHAEL A & | | | | | | |
| 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] W15 FSP=[YR=2022] W36 S13 E36 N13$ S13 W36 S24 FGR=[YR=2022] S36 E19 FOP=[YR=2022] S2 E17 N2 W1 N4 W15 S4 W1$ E1 N22 W9 N14 W11$ E11 S14 E9 S18 E16 S4 E15 N73$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 99 | 1,980 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 612.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 6,059 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 72.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 713 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,752

| 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 | 0 | | 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